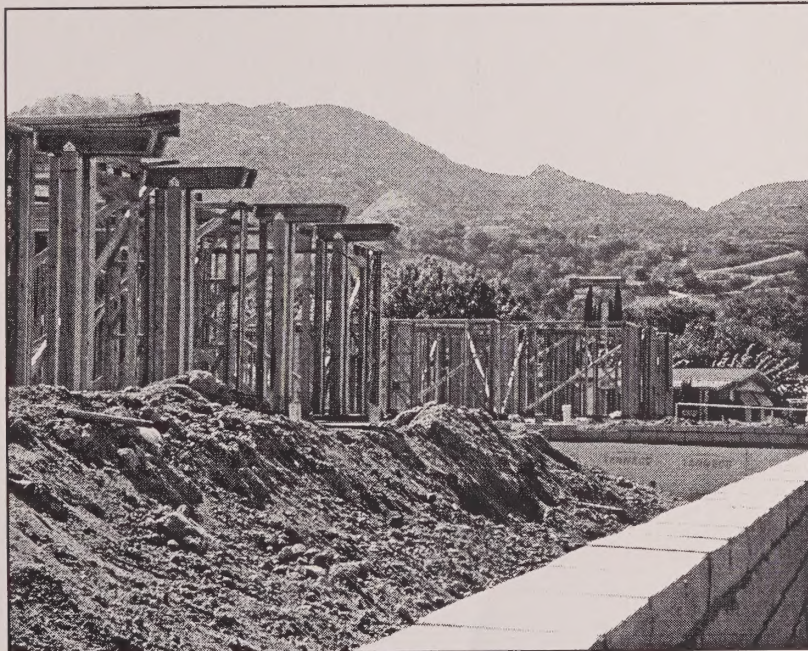


2002 0418

IGSL

HOUSING ELEMENT



**CITY OF
SIMI VALLEY**

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JUN 17 2002

UNIVERSITY OF CALIFORNIA

GENERAL PLAN

Adopted: June 28, 2000, by Resolution No. 2000-48

Amended: November 19, 2001, by Resolution No. 2001-63

CITY OF SIMI VALLEY HOUSING ELEMENT

TABLE OF CONTENTS

	<u>Page</u>
 CHAPTER 5.1 INTRODUCTION	
5.1.1 Authorization	1
5.1.2 Purpose and Content	1
5.1.3 Relationship to Other Elements and Plans	2
5.1.4 Use of Relevant and Current Data	2
5.1.5 Citizen Participation	3
 CHAPTER 5.2 REVIEW OF PREVIOUS ELEMENTS	
5.2.1 Objectives	4
5.2.2 Results	4
5.2.3 Implications of New Element	8
 CHAPTER 5.3 COMMUNITY PROFILE	
5.3.1 Introduction	9
5.3.2 Planning Area	9
5.3.3 Population Trends and Projections	10
5.3.4 Population by Race and Ethnicity	11
5.3.5 Age Characteristics of the Population	12
5.3.6 Household Formation and Size	13
5.3.7 Tenure	15
5.3.8 Income and Poverty Characteristics	15
5.3.9 Historic Residential Construction Trends	17
5.3.10 Type of Residential Structures	18
5.3.11 Housing Condition	19
5.3.12 Overcrowding	20
5.3.13 Overpayment	22
5.3.14 Vacancy Rates	23
5.3.15 Housing Affordability	24
A. Homeowners	24
B. Renters	25

TABLE OF CONTENTS (Continued)

	<u>Page</u>
5.3.16 At-Risk Housing Analysis	26
A. Introduction.....	26
B. Inventory of Very Low and Low-Income Rental Housing Units	27
C. At-Risk Housing Units.....	27
D. Replacement Cost	29
E. Preservation	30
F. Financing Resources for Housing Preservation	31
G. Recommended Procedures	31
H. Quantified Objectives for At-Risk Analysis	32
 CHAPTER 5.4 HOUSING NEEDS ASSESSMENT	
5.4.1 Regional Housing Needs	33
5.4.2 Projected Housing Need	33
5.4.3 Need for Replacement Housing.....	34
5.4.4 Special Housing Needs	35
A. The Elderly and Frail Elderly	35
B. The Disabled	37
C. Large Families	37
D. Single-Parent Households	38
E. Farmworkers	38
F. Homeless Persons and Families	39
 CHAPTER 5.5 RESOURCE INVENTORY	
5.5.1 Land Inventory	42
5.5.2 Funding Availability	49
 CHAPTER 5.6 HOUSING CONSTRAINTS	
5.6.1 Non-Governmental Constraints	52
A. Land Availability/Environmental Constraints	52
B. Financing Availability	54
C. Median Home Prices and Affordability	55
D. Land Cost.....	55
E. Development Costs.....	56

TABLE OF CONTENTS (Continued)

	<u>Page</u>
5.6.2 Governmental Constraints	57
A. Land Use Controls	58
B. Building Codes and Enforcement.....	61
C. Planning Entitlement Fees	61
D. Development Impact Fees and Taxes	62
E. Growth Management Plans	64
F. Permit Processing	67
G. Service and Facility Infrastructure	68
H. State and Federal Assistance Programs	69
CHAPTER 5.7 OPPORTUNITIES FOR ENERGY CONSERVATION	
5.7.1 Insulation and Weatherproofing	70
5.7.2 Natural Lighting	70
5.7.3 Lowering Lighting Costs	71
5.7.4 Solar Energy	71
5.7.5 Energy Conservation Programs	72
5.7.6 New Construction	72
CHAPTER 5.8 HOUSING GOALS, POLICIES AND QUANTIFIED OBJECTIVES	
5.8.1 Housing Goals	75
5.8.2 Policies	75
A. Housing Availability and Production	75
B. Housing Affordability	77
C. Housing Conservation and Improvement.....	80
D. Opportunities for Energy Conservation	81
E. Removing Constraints	81
F. Equal Housing Opportunity	82
G. Administration	83
5.8.3 Housing Programs and Goals and Impact on Affordable Housing	83
5.8.4 Quantified Objectives.....	84

TABLE OF CONTENTS (Continued)

Page

CHAPTER 5.9 HOUSING PROGRAMS

5.9.1	Actions in Support of Housing Availability and Production	86
5.9.2	Actions in Support of Housing Affordability	88
5.9.3	Actions in Support of Housing Conservation and Improvement.	90
5.9.4	Actions in Support of Energy Conservation	92
5.9.5	Actions in Support of Removing Constraints	93
5.9.6	Actions in Support of Equal Housing Opportunity	95
5.9.7	Actions in Support of Housing Administration	97
5.9.8	Role of the City's Growth Management Ordinance	98
5.9.9	Role of the Community Development Agency	100

ATTACHMENTS

A.	Status of Programs Contained in Prior Element	104
B.	Housing-Related Policies and Implementation Measures in Other General Plan Elements	111
C.	Inventory of Subsidized Housing	112
D.	1999 Apartment Survey Summary	113

LIST OF TABLES

<u>Table No.</u>	<u>Description</u>	<u>Page</u>
5.1	Housing Objectives and Actual Accomplishments July 1, 1989 - June 30, 1994	5
5.2	Housing Objective and Actual Accomplishments July 1, 1994 - December 31, 1998.....	6
5.3	Annual Housing Production and Accomplishments – 1994 - 1998	7
5.4	Population Trends	11
5.5	Population by Race and Ethnicity	12
5.6	Population by Age Trends	13
5.7	Household Formation Trends	14
5.8	Persons per Household Trends.....	14
5.9	Tenure by Households	15
5.10	Median Household Income Trends	16
5.11	Households by Income	16
5.12	Households by 1999 Income Categories	17
5.13	Age of Housing	17
5.14	Building Permits Issued	18
5.15	Housing Unit Comparison 1990 - 1999	18
5.16	Indication of Substandard Units	19

LIST OF TABLES (Continued)

<u>Table No.</u>	<u>Description</u>	<u>Page</u>
5.17	Households with Overcrowding- 1980 and 1990	21
5.18	Households with Overcrowding – 1999	21
5.19	Households with Overpayment - 1990	22
5.20	Households with Overpayment – 1999	23
5.21	Vacancy – 1990	24
5.22	Housing Affordability - 1999	25
5.23	Apartment Survey - 1997- 1999	26
5.24	Summary of Very Low and Low-Income Rental Units	27
5.25	Low-Income Rental Projects at Risk of Losing Affordability	28
5.26	Estimated Per Unit Replacement Cost	30
5.27	Basic New Construction Needs 1998 - 2005	34
5.28	Basic New Construction Needs by Income Group 1998-2005	34
5.29	Persons Over Age 65	35
5.30	Aging Trends by Age Cohorts	35
5.31	Households by Size: 1990	38
5.32	Simi Valley Homeless Shelters and Service Providers	40

LIST OF TABLES (Continued)

<u>Table No.</u>	<u>Description</u>	<u>Page</u>
5.33	Inventory of Vacant or Undeveloped Sites Suitable for Residential Development.....	45
5.34	Home Prices and Sales - 1998 and 1999	55
5.35	Construction Cost per Square Foot	57
5.36	General Plan Residential Land Use Categories	58
5.37	Comparison of Development Standards	60
5.38	Comparison of Planning Entitlement Fees	62
5.39	Residential Development Import Fee/Tax Comparison	63
5.40	Energy Conservation Features for New Construction and Existing Units	72
5.41	Energy Conservation Measures for Residents	73
5.42	Affordable Housing Development.....	83
5.43	Quantified Objectives by Income Category -- 1998 - 2005	84
5.44	Community Development Agency Expenditures – Low- and Moderate-Income Housing Fund Expenditures	100
5.45	Community Development Agency Anticipated Housing Accomplishments 1998-2005.....	101

LIST OF FIGURES

<u>Figure No.</u>	<u>Description</u>	<u>Page</u>
5.1	Potential Housing Sites.....	48

DS:lss (06-190)
11960\0408\R02
December 2001

5.1 INTRODUCTION

5.1.1 Authorization

Section 65302(c) of the California Government Code requires every county and city in the State to include a housing element as part of their adopted general plans. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing." This legislation further states that the element "shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

5.1.2 Purpose and Content

This updated housing element has been prepared in compliance with Section 65302(c) and Article 10.6 of the Government Code. It examines the City of Simi Valley's housing needs as they exist today and projects future housing needs. It sets forth statements of community goals, objectives and policies concerning those needs, and it includes a housing program that responds to current and future needs within the limitations posed by available resources. As required by State Law, this housing element contains a 7 ½ -year schedule of actions the community is undertaking or plans to undertake to achieve its goals and objectives. Upon its adoption by the City Council, this updated housing element will serve as a comprehensive statement of the City's housing policies and as a specific guide for actions to be taken in support of those policies.

State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. Fiscal resources at all governmental levels are limited and uncertain, and the private marketplace is undergoing substantial change. As a result, the methods for achieving the City of Simi Valley's objectives may be subject to change in the future. Therefore, it is intended that this housing element be reviewed annually and updated and modified not less than every 5 years in order to remain relevant and useful to decision-makers, the private sector, and the residents of the City.

It should be pointed out that State law explicitly indicates that the City of Simi Valley is not expected to spend any of its own funds carrying out the objectives of this element. It is not the City's responsibility to guarantee or ensure that the housing units that are needed to accommodate anticipated population growth are constructed. Instead, the City's obligations under State law are to: 1) provide adequate, appropriately zoned sites to meet the existing and projected housing needs

of all economic segments of the community; 2) eliminate any constraints to the private development of a supply of housing to meet the needs of all economic segments of the community; and 3) otherwise facilitate the actions required of the development industry in providing an adequate supply of housing.

5.1.3 Relationship to Other Elements and Plans

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. The update and ultimate adoption of this housing element for the 7 ½ year period of January 1, 1998, to June 30, 2005, will make this section of the City's general plan current. City staff has reviewed the other elements of the General Plan and has determined that this element is consistent therewith. The City will maintain this consistency as future general plan amendments are processed by evaluating proposed amendments for consistency with all elements of the general plan. The relationship of the goals and policies contained in the other elements of the general plan to the housing issue areas identified in this element is summarized in Appendix A.

5.1.4 Use of Relevant and Current Data

To properly understand housing, a complete review and analysis of the community's population characteristics and housing stock must be performed. An attempt has been made to use the most current socioeconomic and building data available in the updating of this element. The primary sources of data are the U.S. Census, 1990 reports, and State Department of Finance updates. Where available, this data was updated with more current information obtained from National Decision Systems and Data Quick/Axiom.

The 1999 Regional Housing Needs Assessment (RHNA), prepared by the Southern California Association of Governments (SCAG), was utilized at the direction of the State Department of Housing and Community Development (HCD). The RHNA is the only model prepared by SCAG that identifies the projected housing needs of all economic segments of the community.

Finally, the data collected from various sources and utilized in the updating of this element may reflect totals, which are not identical. In most respects, the totals are not as significant as the trends the data illustrates. Population and housing counts throughout this report have been adjusted to reflect the most reliable source available.

5.1.5

Citizen Participation

This housing element was developed through the combined efforts of City staff, the Planning Commission, the City Council, and the City's consultants, Willdan. Citizen input was received through the Neighborhood Councils and public hearings conducted by the Planning Commission and City Council. The notices for the hearings were published in a local newspaper and prominently posted at the Civic Center and the Simi Valley Library. In addition, organizations that represent the interests of lower income and special needs households (including representatives from non-profit housing agencies), the Area Housing Authority of the County of Ventura, as well as others who are involved in the development of affordable housing, were consulted during the preparation of this element.

5.2 REVIEW OF PREVIOUS ELEMENTS

When preparing an updated housing element, each local government is required to evaluate its progress toward achieving the goals contained in the previous housing element. This evaluation should include a discussion of the following: 1) the effectiveness of the housing element in the attainment of the State housing goal; 2) an analysis of the significant differences between what was projected and what was achieved; and 3) a description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element.

5.2.1 Objectives

When preparing the previous housing element, the City used SCAG's 1988 (as amended) total housing need estimate as the basis for its quantified objectives for new housing construction. As shown in Table 5.1, the City's overall objective for new construction was the development of 4,781 additional housing units for the period from July 1, 1989 through July 1, 1994. The breakdown of these units by household income category was as follows: 612 very low income (less than 50 percent of the median family income); 693 low income (50 to 80 percent of the median); 1,069 moderate income (80 to 120 percent of the median); and 2,407 above moderate income (more than 120 percent of the median). The gap between the date of preparation of the previous housing element and the January 1, 1988, SCAG needs estimates resulted in a need for an additional 1,283 units for the period from January 1, 1988 to July 1, 1989.

In addition to the construction of 4,781 new units, the previous element anticipated the rehabilitation of 220 housing units and the issuance of 378 Section 8 certificate vouchers between 1989 and 1994. The prior element also envisioned the provision of rent subsidies for 50 senior citizen units during the planning period.

5.2.2 Results

As shown in Table 5.1, a total of 1,757 new housing units were constructed in the City between 1989 and 1994, or an average of approximately 351 units per year. Based on information provided by the City, the Ventura County Housing Authority and other sources, it is estimated that 198 of these units are very low-income units, 82 are low-income units, 668 are moderate-income units, and the balance are above moderate-income units.

With regard to the rehabilitation of housing units that are affordable to lower income households, a total of 137 units were rehabilitated between 1989 and 1994. A combination of Community Development Block Grant, HOME, Comprehensive Grant Program, and Simi Valley Community Development Agency funds were used to pay for the capital and associated administrative costs. A summary of the progress made in carrying out each of the programs contained in the prior element is presented in Attachment A.

TABLE 5.1
HOUSING OBJECTIVES AND ACTUAL ACCOMPLISHMENTS
JULY 1, 1989 - JUNE 30, 1994⁽²⁾

New Construction			
Income Category	Number of Units Needed ⁽¹⁾	Number of Units Actually Constructed	Surplus/Deficit
Very Low	612	198	(414)
Low	693	82	(611)
Moderate	1,069	668	(401)
Above Moderate	2,407	809	(1,598)
TOTALS	4,781	1,757	(3,024)
"Gap Period" (1/1/88 - 7/1/89)	1,283	1,157	(126)
Rehabilitation Objective 220 Units Actually Rehabilitated 137 Units			
Rent Subsidies (Senior Rental Assistance)			
Objective: 50 Units Actually Subsidized: 50 Units			
Rent Subsidies (Section 8 Certificate Vouchers)			
Objective: 378 Certificates Actual Certificates Issued: 584 Certificates			

(1) Objectives established by City in previous housing element.

(2) Estimates by Willdan based on building permit and other information provided by City, Ventura County Area Housing Authority, and other sources.

The following table provides housing production data and compares that data with the prorated share of housing needed by income category for the period of July 1, 1994 through December 31, 1998. The prorated share (obligation) of housing by income categories for this period are projections of housing need based on the 1989 -1994 Regional Housing Needs Assessment (RHNA).

TABLE 5.2 HOUSING OBJECTIVES AND ACTUAL ACCOMPLISHMENTS JULY 1, 1994 - DECEMBER 31, 1998⁽²⁾			
New Construction			
Income Category	Units Projected to be Needed ⁽¹⁾	Number of Units Actually Constructed	Surplus/Deficit
Very Low	549	70	(479)
Low	626	89	(537)
Moderate	963	490	(473)
Above Moderate	2,164	2,021	(143)
TOTALS	4,302	2,670	(1,632)
Rehabilitation Objective 198 Units Actually Rehabilitated 365 Units			
Rent Subsidies (Senior Rental Assistance)			
Objective: 41 Units Actually Subsidized: 38 Units			
Rent Subsidies (Section 8 Certificate Vouchers)			
Objective: 340 Certificates ⁽³⁾ Actual Certificates Issued: 526 Certificates			

(1) Projected number of units based on 1989 - 1994 Regional Housing Needs Assessment

(2) Estimates by Willdan, based on building permit and other information provided by City and other sources.

(3) Objective and actual certificates issued prorated from prior 5-year period (July 1, 1989-June 30, 1994).

Table 5.3 provides a more detailed breakdown of housing production data for the period of 1994 - 1998.

TABLE 5.3
ANNUAL HOUSING PRODUCTION AND ACCOMPLISHMENTS
JULY 1, 1994 - DECEMBER 31, 1998

Year	Income Category ⁽¹⁾				Total Constructed	Projected Need ⁽²⁾	Surplus/ Deficit
	VL	L	M	AM			
1994	16	0	0	57	73	478	(405)
1995	54	54	137	131	376	956	(580)
1996	0	25	68	306	399	956	(557)
1997	0	4	180	916	1,100	956	144
1998	0	6	105	611	722	956	(234)
TOTAL	70	89	490	2,021	2,670	4,302	(1,632)

- (1) VL *Very Low Income*
L *Low Income*
M *Moderate Income*
AM *Above Moderate Income*

- (2) *Projected number of units based on 1989 - 1994 Regional Housing Needs Assessment..*

Similar to that indicated in Table 5.1 - Housing Objectives and Actual Accomplishments for the planning period of July 1, 1989 through June 30, 1994, the total number of new housing units constructed by the City during the period of 1994 - 1998 was significantly less than the projected number of units included in the City's estimated prorated share. The housing production results during this ten year period were due to a number of reasons, including the downturn in the economy and housing market. In addition, the shortfall in new construction in the very low, low, and moderate categories was due, in large measure to a general slowdown in construction activity during the early 1990's. The last two years of housing production (1997-1998) indicate an increase in housing production across all income categories coinciding with a general upturn in the local economy.

The total number of new housing units constructed in the City over the prior planning period was significantly less than the number of units in the City's stated objectives. The housing production results were due to a variety of reasons, including a general downturn in the local economy and housing market, investment decisions made in the private marketplace, and the fact that the SCAG regional housing needs production estimates were overly optimistic. Table 5.1 indicates that the number of homes rehabilitated during the prior planning period were substantially less than the number the City expected to rehabilitate. However, the City met its goal of providing rent subsidies to an average of 50 very low-income senior households. The number of Section 8 Rental Assistance Certificates issued by the Area Housing Authority of Ventura County substantially exceeded the City's objectives during the prior planning period.

The shortfall in new construction in the very low and low-income categories was due in part to insufficient funding and to a general slowdown in construction activity during the early 1990s. While the City and the Area Housing Authority of Ventura County have been active in pursuing the use of State and Federal housing assistance programs, available funds have been limited and the competition among agencies for those funds has been intense. As a result, the 1993 General Plan overestimated the number of very low and low-income housing units that the public and private sectors could jointly produce.

5.2.3 Implications of New Element

In preparing this updated element, the City reexamined the goals and policies that give direction to the City's housing programs, as well as the progress that has been made toward their attainment. The housing goals that were adopted by the City Council in 1993 are responsive to the State housing goals and continue to reflect the desires and aspirations of the community. Hence, through the adoption of this updated element, the City of Simi Valley has reaffirmed its commitment to these goals, while augmenting the supporting policies.

In establishing its current objectives and programs, the City once again considered its experience over the past 5-year period. Based on this experience, certain programs contained in the prior element have been deleted or modified while some new programs have been added. Programs that were initiated, but are still pertinent, have been carried over and their implementation will be ongoing during the current planning period. Finally, since the quantified objectives contained in this element are based on empirical data, they are considered to be realistic and attainable and reflect the economic conditions and funding realities prevailing in the County in the new millennium.

5.3 COMMUNITY PROFILE

5.3.1 Introduction

To effectively determine the present and future housing needs of the City of Simi Valley, demographic and socioeconomic variables, such as population, households, current housing stock, and incomes must be analyzed.

The following data are taken from the 1980 and 1990 U. S. Census Reports, the State Department of Finance, SCAG, City documents, National Decision Systems (NDS), the *1999 UCSB Economic Outlook Forecast Project* and other noted informational sources.

5.3.2 Planning Area

This Housing Element addresses the specific housing needs within the City of Simi Valley and its current Sphere of Influence.

The City has two general areas of development: the historic valley floor and the more recently developed hillside canyon and specific plan areas. With its valley setting, Mediterranean climate, and rolling hills, Simi Valley provides an attractive and unique living environment. This setting has had a substantial impact on the shape of the City as well as its economic base. Desirable living conditions have attracted growth which in turn has created a highly competitive residential housing market.

Recent home sales data for Simi Valley indicate home prices increased significantly during 1998 and 1999. In fact, much of the recent new home sales activity in Ventura County has centered in the east county communities of Thousand Oaks and Simi Valley. Simi Valley has been able to accommodate much of this recent growth through the construction of single-family dwellings in hillside canyon and specific plan areas, as well as on the Valley Floor. There are three recently completed affordable apartment projects for senior citizens. However, non-seniors in search of apartments are having a more difficult time finding affordable shelter with few vacancies and rising rents.

The apartment vacancy rate is currently less than one percent and there are no vacancies in three bedroom units. In addition, average rents in the City have risen from \$844/month in 1990 to \$981/month as of September 1999, an increase of 16.2 percent. By comparison, the rate of inflation was 1.61 percent in 1998 and 2.68 percent in 1999. The tight rental market may have an effect on government housing support programs as property managers are less likely to accept Section 8 housing certificates which pay a portion of the rent for qualified very low-income families.

Although there are many new residential projects in the planning process, or under construction, there have been few multi-family properties, with the exception of senior apartments, developed in the City during the past 5 years. Reasons for limited apartment construction include changes in

federal tax law, the economic recession and declining rents during the early and mid 1990s, higher land costs, and greater market demand for single-family dwellings. In addition, there has been a change in the typical renter profile in recent years with many moderate and higher income households choosing to live in apartments rather than taking on the obligations of home ownership.

Other factors, including a limited amount of available land, escalating land prices and construction costs, and construction liability have also contributed to constraints on the present and future supply of multi-family housing in Simi Valley.

Building permits were issued for 1,466 new multi-family units (apartments and condominiums) in Simi Valley during the last 10 years, including 319 family apartment units and 504 senior apartments. This new construction activity has included the construction of 467 units for occupancy by seniors, age 62 and above. The lack of new family apartment construction has created an imbalance in the amount of non-senior rental housing in comparison to single-family home construction, with 2,119 building permits issued for single-family dwellings in Simi Valley during the last ten years.

The 1999 Ventura County Economic Outlook projects that residential growth and development will experience a slowdown in the near future. During the 1970's and 1980's, the City experienced large increases in population and housing. As shown in Table 5.2, Simi Valley's population increased by over 44 percent during the past twenty years, which translates into an annual population growth rate of nearly 2.32 percent. However, during the 1990s, trends show less population growth due to such factors as increased housing costs and decreased housing development. This trend is likely to continue on a region-wide basis, and especially in light of recent citizen-based initiatives such as SOAR (Save Open Space and Agricultural Resources), which seeks to direct new development to existing urbanized areas.

5.3.3 Population Trends And Projections

Population increases in the City of Simi Valley over the last twenty years have averaged around 2 percent per year. Between 1980 and 1990 the City population increased at 3 percent a year. Recent data indicates the population growth rate declined in the 1990's, with the population increasing at a steady 1 percent a year. This rate has been quite similar to the population growth rate of Ventura County, which fluctuated from approximately 2.6 percent a year between 1980 and 1990 to approximately 1 percent a year from 1990 to 1999.

TABLE 5.4
POPULATION TRENDS
SIMI VALLEY PROJECTED GROWTH
 (Estimate January 1, 2000 - June 31, 2005)

Year	Population	Change	% Change	Simple Annual % Change
CITY OF SIMI VALLEY				
1980	77,500	N/A	N/A	N/A
1990	100,217	22,717	29.3	2.93
2000	111,321	11,104	11.1	1.11
2005	120,184	8,863	8.0	1.45
VENTURA COUNTY				
1980	529,174	N/A	N/A	N/A
1990	669,016	139,842	26.4	2.64
1999	742,008	72,992	10.9	1.09
2005	810,172	68,164	9.2	1.53
Source: 1980, 1990 US Census; State Department of Finance; National Decision Systems; UCSB Economic Outlook Forecast Project				

The City of Simi Valley should continue to expect a modest population growth rate through the year 2005. Based on historic growth trends for Simi Valley and the surrounding region, an annual growth rate of approximately 1.45 percent is likely, resulting in an estimated 2005 population of approximately 120,184 persons. By comparison, the County's population growth is projected to be 1.53 percent during the same period.

5.3.4 Population By Race and Ethnicity

The 1990 Census reports that approximately 80 percent of the population of the City of Simi Valley is White. The second highest ethnic group in the City is Hispanic (13 percent). Less than 2 percent of the population is Black or American Indian. These figures are generally consistent with those for the County of Ventura.

Race/ethnicity may impact housing needs and conditions. Cultural influences of races may reflect preference for a specific type of housing. For example, some cultures place greater emphasis on maintaining an "extended family," potentially leading to problems of overcrowding or an increased demand for larger single housing. Although overcrowding is not overly apparent in Simi Valley (See Table 5.17 and 5.18), it could become an important factor in the future, especially with projected increased in minority populations.

TABLE 5.5
POPULATION BY RACE AND ETHNICITY
1990

CITY OF SIMI VALLEY*			VENTURA COUNTY**	
Number	Percent	Category	Number	Percent
80,094	79.92	White	442,985	66.1
12,707	12.68	Hispanic	177,635	26.5
5,311	5.30	Asian& Pac Islander	36,307	5.3
1,474	1.47	Black	14,673	2.1
631	0.63	American Indian & Others	N/A	N/A
Source: *1990 Census; **UCSB Economic Outlook Forecast Project				

5.3.5 Age Characteristics of the Population

Age is an important influence on housing demand because people of different age groups have different housing needs. It is generally assumed that younger persons prefer apartments, low to moderate cost condominiums and smaller single-family units. Adults with higher incomes and larger household sizes provide the major market for moderate to high-end apartments, condominiums and single-family homes. The senior population tends to demand low to moderate cost apartments and condominiums, group quarters and mobile homes.

The 25 to 54 age group experienced the greatest increase between 1980 and 1999 in the City of Simi Valley. This is reflective of the City's proximity to job opportunities in Los Angeles, low crime rate, excellent schools, and business friendly environment. Simi Valley has earned a reputation as one of the most desirable areas to live and do business in Ventura County. This socioeconomic change is further documented by the community's median age, which increased from 26 in 1980 to a 1999 figure of 34 years.

As indicated by the increase in median age, the City's population is aging. When actual percentages are considered, the fastest growing age group in the City of Simi Valley is persons older than 64 years, although the elderly currently comprise a small percentage (7.1 percent) of the City's total population. These are residents who were first attracted to the City in the 1960's and 1970's when Simi Valley provided relatively lower cost housing in comparison with housing in the San Fernando Valley. In terms of real increases, however, the 25-34 group is expected to increase almost three times as much as the 65+ group (23,873 vs. 8,045) by 2005.

TABLE 5.6
POPULATION BY AGE TRENDS

Age Cohort	1980* Number	1990* Number	1999** Number	2005** Number	1980-2005 Change	% Change
0 - 4 years	6,518	8,225	8,199	8,848	2,330	35.7
5 - 19 years	25,118	23,225	26,281	29,684	4,566	18.2
20 - 24 years	5,968	7,699	5,885	7,051	1,083	18.2
25 - 34 years	33,266	49,273	52,276	57,139	23,873	71.8
35 - 59 years	2,370	3,716	5,503	7,569	5,199	219.4
60 - 64 years	1,570	2,806	4,105	5,570	4,000	254.8
65 + years	2,690	5,273	7,836	10,735	8,045	299.1
Median Age	26	31	34	35	9	34.6

Source: *1980 and 1990 US Census; **National Decision Systems and projections based on the City's estimates.

5.3.6 Household Formation and Size

The change in the number of households in a city is one of the prime determinants of the demand for housing. Households can form even in periods of static population growth as adult children leave home, through divorce, and with the aging of the population. Household characteristics are important indicators of the type and size of housing needed in a city.

Within the City of Simi Valley, the current household formation rate is 1.05 percent a year, which is slightly lower than the current 1.1 percent annual population growth rate. (Table 5.7) This is usually indicative of a decreasing household size. A low household formation rate (approximately 1 percent) for Simi Valley would result in a total of 40,061 households in the City by the end of 2005. This rate, however, may be influenced by increases in the age cohorts 0-4 and 5-19.

TABLE 5.7
HOUSEHOLD FORMATION TRENDS
(1990 - 2005 Estimate)

Year	Households	Change	% Change	Simple Annual % Change
CITY OF SIMI VALLEY				
1990	31,910	N/A	N/A	N/A
1999	34,934	3,024	9.5	1.05
2005*	40,061	5,127	9.5	2.92
VENTURA COUNTY				
1990	217,723	N/A	N/A	N/A
1999	236,196	18,916	8.7	0.96
2005**	266,504	30,308	12.8	2.56
Source: 1990 US Census; State Department of Finance; National Decision Systems				
* Based on historic trends in annual population growth rates for Simi Valley (projected population growth divided by the projected trend of persons per household (120,184/3.0).				
** Based on a projected population of 810,172 for Ventura County and a projected trend of 3.04 persons per household (810,172/3.04)				

Compared to Simi Valley, Ventura County experienced a lower household formation rate and an average population growth rate of 1.09 percent per year between 1990 and 1999.

Persons per household trends (household size) indicate a slightly decreasing person per household size in Simi Valley. The State Department of Finance estimates that the current average household in Simi Valley contains 3.11 persons, compared to 3.12 persons per household per the 1990 Census. The projected household size for 2005 is 2.99 persons. The trend for the County of Ventura is towards increasing household size which is indicative of the County's larger increases in its general population over the same period.

TABLE 5.8
PERSONS PER HOUSEHOLD TRENDS

Year	City of Simi Valley	Ventura County
1980	3.51	2.91
1985	3.47	2.98
1990	3.12	2.93
1999	3.11	2.98
2005*	2.99	3.04
Source: 1980, 1990 Census; State Department of Finance estimates; UCSB 1999 Economic Outlook Forecast Project; *National Decision Systems		

5.3.7 Tenure

The ratio between homeowner and renter households can be affected by several factors, such as housing cost (interest rates, economics, and land, materials, and labor costs), housing type, housing availability, and preference.

Although mortgage interest rates were high and first time homebuyer assistance programs were limited during the 1980's, approximately 83 percent of all households were owner-occupied during that time. Home ownership decreased from 83 percent to 76.4 percent in 1990. The Home ownership rate has remained constant (76.4 percent) for 1999. The majority of households in Ventura County were also owner-occupied (65.99 percent) in 1999.

With the decline of mortgage interest rates and numerous home loan options in the late 1990's, and continued economic expansion into the next decade, it is anticipated that home ownership will continue to increase. Although home prices are expected to increase, affordable mortgage rates and financing packages, when available, should help alleviate some of the burden of high home ownership costs.

TABLE 5.9
TENURE BY HOUSEHOLDS

CITY OF SIMI VALLEY			VENTURA COUNTY	
Number	Percent	1990	Number	Percent
24,435	76.4	Owners	142,262	65.3
7,563	23.6	Renters	75,036	34.7
Number	Percent	1999*	Number	Percent
26,093	76.4	Owners	157,365	65.9
8,076	23.6	Renters	81,367	34.1

Source: 1990 US Census; *SCAG RHNA99

5.3.8 Income and Poverty Characteristics

Income is a major factor influencing the demand for housing and to a large extent reflects the affordability of housing in a city. According to the 1990 Census, the median household income in Simi Valley was higher than the Ventura County median household income. Between 1990 and 1999 the median household income in the City increased by 29.5 percent from \$53,967 to \$69,899 (National Decision Systems). The median household income in Ventura County increased by 20 percent, from \$45,612 to \$54,742 (based on personal income statistics for 1997). The U.S. Department of Housing and Urban Development (HUD) estimates that the 1999 median income for the County is \$65,300, lending further support to the 1999 City estimate.

In addition to estimated annual income, HUD has established standard income groups based on the county median income. They are defined as: (1) very low income are households earning less than 50 percent of the median; (2) low income are households earning between 50 percent and 80 percent of the median; (3) moderate income are households earning between 80 percent and 120 percent of the median, and; (4) above moderate income are households earning over 120 percent of median. These figures are used to determine household eligibility for federal, state, and local assistance programs.

TABLE 5.10
MEDIAN HOUSEHOLD INCOME TRENDS
FOUR PERSON HOUSEHOLD

Year	Income	Change	% Change	Simple Annual % Change
CITY OF SIMI VALLEY				
1990	53,967	N/A	N/A	N/A
1999 est.	69,899	+15,932	29.5	3.3
2005 est.	78,278	+8,379	12.0	2.0
VENTURA COUNTY				
1990	45,612	N/A	N/A	N/A
1999 est.	57,343	+11,731	25.7	2.86
2005 est.	67,172	+9,829	17.2	2.86

Source: 1990 US Census; National Decision Systems; Franchise Tax Board

TABLE 5.11
HOUSEHOLDS BY INCOME
CITY OF SIMI VALLEY

Income Range	1990		1999		2005	
	Number	Percent	Number	Percent	Number	Percent
Under \$5,000	402	1.26	351	0.96	350	0.86
\$5,000-14,000	1,659	5.2	1,559	4.26	1,673	4.11
\$15,000-24,999	2,224	6.97	1,991	5.44	2,133	5.24
\$25,000-34,999	3,222	10.10	2,119	5.79	2,161	5.31
\$35,000-49,999	6,410	20.09	4,659	12.73	4,221	10.37
\$50,000-74,999	10,319	32.34	9,574	26.16	8,751	21.50
\$75,000-99,999	4,821	15.11	7,791	21.29	8,075	19.84
\$100,000-149,999	2,268	7.11	5,877	16.06	7,880	19.36
\$150,000 +	581	1.82	2,679	7.32	5,454	13.40

Source: 1990 US Census; National Decision Systems (NDS)

Based on the 1999 HUD family median income for Ventura County, it is estimated that 16.45 percent of all households in Simi Valley are "very low income." An additional 12.73 percent are "low income" and 26.16 percent have incomes between 80 and 120 percent of the median.

Approximately 44.67 percent of the households in Simi Valley have incomes exceeding 120 percent of median.

TABLE 5.12
HOUSEHOLDS BY 1999 INCOME CATEGORIES
City of Simi Valley

1999 HUD Median Income: \$65,300

Income Category	Number	Percent
Very Low Income: less than \$32,650	6,020	16.45
Low Income: \$32,650-52,240	4,659	12.73
Moderate (80% to 120% of Median): \$52,240-78,360	9,574	26.16
Over 120% of Median: \$78,360+	16,347	44.67
Source: HUD median applied to NDS estimated number of households by income, September 1999.		

5.3.9 Historic Residential Construction Trends

Slightly more than 1 percent of the City's housing stock is over 50 years old. Approximately 62.7 percent of all housing stock in the City of Simi Valley was constructed between 1970 and 1999.

TABLE 5.13
AGE OF HOUSING - CITY OF SIMI VALLEY

Year	Number Built	Percent of Total
1990 - December 1999	4,598	12.6
1980 - 1989	10,908	29.9
1970 - 1979	8,551	23.4
1960 - 1969	11,578	31.8
1950 - 1959	1,683	4.6
1940 - 1949	392	1.1
Source: 1990 Census; City of Simi Valley Building and Safety Division		

According to the City of Simi Valley Building and Safety Division, a total of 4,598 new residential units were constructed in Simi Valley between 1990 and 1999. During that same period of time, 17 housing units were demolished for a net gain of 4,581 units. This equals 458 new units a year.

Of the 4,598 new units built in the City over the last ten years, 71.51 percent were standard single-family units and 28.49 percent were multi-family units. Over 700 of the 1,310 multi-family units built during that time were developed with federal, state, or local government assistance.

TABLE 5.14 BUILDING PERMITS ISSUED CITY OF SIMI VALLEY			
Year	Single-Family Units	Multi-Family Units	Residential Demolitions
1990	322	514	0
1991	46	81	0
1992	89	21	0
1993	134	124	1
1994	117	14	2
1995	251	124	0
1996	363	61	0
1997	315	22	1
1998	724	65	3
1999	927	284	10
Total 1990-99	3,288	1,310	17
Source: City of Simi Valley Building and Safety Division			

5.3.10 Type of Residential Structures

Almost 80 percent of the dwelling units in the City of Simi Valley are single-family detached homes, approximately 18 percent are multi-family, and about 2 percent are mobile homes. Over the last ten years, 71.51 percent of new housing units constructed in the City were single-family homes. The number of mobile homes decreased from 849 to 807 during that same period.

TABLE 5.15 HOUSING UNIT COMPARISON 1990-1999 CITY OF SIMI VALLEY					
Unit Type	1990*		1999**		Change 1990-1999 Number
	Number	Percent	Number	Percent	
Single-Family	27,180	82.0	29,299	79.9	+2,119
Multi-Family	5,033	15.2	6,499	17.7	+1,466
Mobile Home	899	2.7	807	2.3	(92)
Totals	33,112	100.0	36,605	100.0	+3,493
Source: *1990 US Census (as of August 1999); State Dept. of Finance; **City of Simi Valley Building and Safety Division permit records.					

There are several factors contributing to the mix of housing in the City, including a high market demand for detached single-family dwellings, the increased costs associated with the development

of multi-family housing, and a General Plan policy which requires that densities be directed toward an overall 80 percent single-family/20 percent multi-family mix, except for senior housing.

5.3.11 Housing Condition

The 1993 Housing Element reported a low rate of housing condition deterioration. Utilizing 1988 Housing Assistance Plan data, the Element estimated that 480 dwelling units in the City were substandard at that time. Of this total, 369 dwelling units were identified as suitable for rehabilitation. The primary reasons cited for this low rate of deterioration were the low rate of overcrowding, a decrease in new housing construction, and effective code enforcement efforts. However, the 1993 Housing Element identified several areas in the City (three Census Enumeration Districts) which had a greater than average need for housing rehabilitation. An indication of substandard dwellings was also computed using 1990 Census data:

TABLE 5.16 INDICATION OF SUBSTANDARD UNITS				
CITY OF SIMI VALLEY			VENTURA COUNTY	
Number	Percent		Number	Percent
1,503	4.70	Overcrowded ¹	N/A	N/A
67	0.21	Non-exclusive Plumbing	897	0.39
131	0.41	Units Built Before 1939	9,689	4.20
Source: 1990 US Census; State Dept. of Finance; City of Simi Valley Building and Safety Division permit records.				

¹ More than 1.01 persons per room.

A windshield survey of housing conditions in the City of Simi Valley was conducted during the month of September 1999, at the same time the survey of potential residential building sites was conducted. The purpose of this survey was to assess the overall condition of housing in the City and to identify any changes in housing condition trends.

The results of the survey indicate that housing conditions in the City are good. Since most of the local housing stock was developed within the past 20 to 25 years, housing deterioration due to age is minimal. In addition, most of the rental housing stock is in very good condition, primarily because a large number were constructed after 1980.

As with the 1993 Housing Element, the new survey found "pockets" of housing which are in need of rehabilitation. These areas include: properties located between Cochran and Alamo streets, east of Tapo Canyon Road; properties located between Los Angeles Avenue and the Arroyo Simi between Erringer Road and First Street; properties located between Los Angeles Avenue and Royal Avenue, between First Street and Sinaloa Road; and properties in the area south of Los Angeles Avenue, west of Tapo Street.

The need for replacement housing is more fully identified in the Housing Unit Loss Adjustment figure of 318 units (including reallocated units from other local jurisdictions in the subregion) which was utilized to identify the City's share of the regional housing need. The total new construction need for the RHNA (2,900) for the period 1998-2005 includes the replacement of 318 units.

Approximately 62.7 percent of all housing stock in the City of Simi Valley was constructed between 1970 and 1999. The age of housing, often an indicator of the need for housing rehabilitation, suggests that housing over the 50-year old threshold would be in need of some kind of improvement or rehabilitation. Applied to the existing single-family and multi-family housing stock in the City (35,798 dwelling units), approximately 358 units would be in need of rehabilitation.

The City continues to offer home rehabilitation loans using Community Development Agency (CDA) housing set-aside funds, Community Development Block Grant (CDBG) Program Income and HOME Program Income. The City has spent approximately \$2 million on home rehabilitation projects over the past five years. In addition, the City continues to enforce building and zoning code standards through its Code Enforcement program. These efforts, combined with a relatively new housing stock, have helped maintain the existing housing stock.

5.3.12 Overcrowding

According to the 1990 Census, 4.7 percent of all households in the City of Simi Valley are classified as "overcrowded," defined as containing more than 1.01 persons per room. In 1980, according to the Census, 3.7 percent of all households were overcrowded.

Overcrowding is more pronounced for renter households, with 10.1 percent of renter households identified as overcrowded. This overcrowding typically occurs when households "double up" to afford high rents and because of a lack of adequately sized rental units.

Table 5.17
HOUSEHOLDS WITH OVERCROWDING
CITY OF SIMI VALLEY

Housing Units	Total Units	%	Owner Occupied	%	Renter Units	%
1980						
Occupied Housing Units	22,036	100.0	18,296	100.0	3,740	100.0
1.00 Person or Less/Room	21,224	96.3	17,766	97.1	3,458	92.5
1.01 or More Persons/Room	812	3.7	530	2.9	282	7.5
1990						
Occupied Housing Units	31,998	100.0	24,435	100.0	7,563	100.0
1.00 Person or Less/Room	30,495	95.3	23,695	97.0	6,800	89.9
1.01 or More Persons/Room	1,503	4.7	740	3.0	763	10.1
Source: 1980 U.S. Census, 1990 U.S. Census						

Updated data pertaining to overcrowding is available from the Southern California Association of Government's (SCAG) Regional Housing Needs Assessment (RHNA):

Table 5.18
HOUSEHOLDS WITH OVERCROWDING
CITY OF SIMI VALLEY
SCAG RHNA - 1999

Income Range (% of Area Median)	Less Than 30%	30% to 50%	50% to 80%	80% to 95%	Greater Than 95%	Total
Renters	80	133	201	156	302	872
Owners	16	26	129	80	609	860
Total Households	96	159	330	236	911	1,732

According to the more recent SCAG data, there are 1,732 households (renters and owners) experiencing overcrowding. This is approximately 5 percent of all households in the City (SCAG

estimates a total in 1999 of 34,169 households). This represents a drop in overcrowding conditions from the 1990 U.S. Census data, although there are more households in the City in 1999 than there were in 1990.

5.3.13 Overpayment

A household is considered to be "overpaying" if their monthly housing cost or gross rent plus utilities exceeds 30 percent of their gross income. Of the City's total households in 1980, 11.1 percent paid more than 30 percent of their income for housing costs.

According to the 1990 Census, 33.7 percent of all owner households and 50.7 percent of all renter households in the City spend more than 30 percent of their income for shelter.

TABLE 5.19 HOUSEHOLDS WITH OVERPAYMENT - CITY OF SIMI VALLEY - 1990			
Income Range	Pay 30 - 34% of Income	Pay + 35% of Income	Total Overpay
OWNER HOUSEHOLDS			
\$0 - 9,999	9	215	224
\$10,000-19,999	44	427	471
\$20,000-34,999	109	1,193	1,302
\$35,000-49,999	555	1,756	2,311
\$50,000+	1,813	2,101	3,914
Total	2,530	5,692	8,222
Percent	10.4	23.3	33.7
RENTER HOUSEHOLDS			
\$0-9,999	41	462	503
\$10,000-19,999	8	857	865
\$20,000-34,999	368	1,113	1,481
\$35,000-49,999	417	335	752
\$50,000+	206	22	228
Total	1,040	2,789	3,829
Percent	13.8	36.9	50.7
Source: 1990 Census			

Between 1980 to 1990, the share of homeowners overpaying for housing rose from 7.6 percent to 33.7 percent, while the share of renters overpaying rose from 28.1 percent to 50.7 percent. This reflects considerably slower growth in income in comparison with rapidly increasing housing costs. In comparison to the surrounding region, however, housing overpayment in Ventura County was slightly lower at 29.4 percent for owners and 45.6 percent for renters.

The Southern California Association of Governments (SCAG) has provided the following information regarding households with overpayment as part of the Regional Housing Needs Assessment (RHNA):

**TABLE 5.20
HOUSEHOLDS WITH OVERPAYMENT
CITY OF SIMI VALLEY
SCAG RHNA - 1999**

Income Range (% Median)	Less Than 30%	30% to 50%	50% to 80%	80% to 95%	Greater Than 95%	Total
Renters	687	922	1,257	558	750	4,174
Owners	543	544	1,178	1,047	6,416	9,728
Total Households	1,230	1,466	2,435	1,605	7,166	13,902

According to the above table, there are 13,902 households in the City (renters and owners) experiencing overpayment. This represents approximately 40 percent of all households in the City. This is an increase in overpayment conditions by 6.3 percent from 1990. According to this more recent data, 51 percent of all renter households and 37 percent of all owner households are overpaying in the City of Simi Valley.

These rates of overpayment are consistent with the rates of overpayment for renters and owners in 1990 and continue to reflect the slower growth in incomes in comparison with increasing housing costs in Simi Valley and in the general Ventura County region.

5.3.14 Vacancy Rates

The residential vacancy rate is an indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. A low vacancy rate drives the cost of housing upward and the lack of competition sometimes serves as a disincentive for property owners to perform needed maintenance.

In a healthy market, the vacancy rate is usually between 1.0 and 3.0 percent for single-family dwellings and between 3.0 to 5.0 for multi-family dwellings. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the City, there should be an adequate selection of housing for all income levels. According to the 1990 Census, the overall housing vacancy rate in the City of Simi Valley was 3.4 percent. The Department of Finance's 1999 estimate of residential vacancies is 3.36 percent.

The City has conducted apartment surveys (1997 and 1999) to determine the vacancy rate for rental apartments in the City. These surveys included surveys of both senior and non-senior

apartment buildings. In 1997, the survey indicated a vacancy rate of 1.9 percent for non-senior apartment units and 0.48 percent for senior apartment units, for a combined vacancy rate (all units surveyed) of 1.73 percent. In 1999, the survey results found a vacancy rate of .60 percent for non-senior units and 0.71 percent for senior units, for a combined vacancy rate (all units surveyed) of 0.61 percent. In January 1999, another apartment housing rental survey's results were published in the 1999 Ventura County Economic Outlook, with 2,576 units surveyed in the Simi Valley/Moorpark market area. The survey indicated an average vacancy rate of 1.52 percent and 0.75 percent for Simi Valley.

TABLE 5.21
VACANCY - CITY OF SIMI VALLEY - 1990

Classification	Number	Percent
Total Units	33,112	100.0
Total Occupied	31,998	96.6
Total Vacant	1,113	3.4
Vacant Available		
Available for Rent	402	1.3
Available for Sale	608	1.5
Vacant NOT Available		
Rented/Sold	36	0.1
Seasonal		
Other	193	0.6
Source: 1990 Census		

5.3.15 Housing Affordability

A. Homeowners

According to the 1990 Census, the median value of a single-family home in the City of Simi Valley was \$233,000. In 1980, the median value of a single-family home in Simi Valley was \$95,000.

The Axcion/Dataquick Information Systems database lists 318 houses sold in Simi Valley during June 1999, indicating a median home value in the City of \$238,500. Assuming 10 percent down and a 30-year, 8.25 percent fixed-rate mortgage, the monthly Principal-Interest-Taxes-Insurance (PITI) payment is estimated at \$1,894, which would require an annual income of \$75,760.

TABLE 5.22 HOUSING AFFORDABILITY- JUNE 1999 CITY OF SIMI VALLEY			
Zip Code	Number of Sales	Median Price	PITI
93063	123	224,000	1,726 (7.75%)
93065	195	253,300	2,009 (8.125%)
Source: Axcion/Data Quick Information Systems			

The 1999 median household income for Simi Valley is \$69,899 (National Decision Systems). This median income is less than the income needed to purchase a median priced home in Simi Valley, according to Axcion/Datquick. As housing prices climb and interest rates increase, fewer individuals will be able to afford the median-priced house in Simi Valley.

B. Renters

According to the 1990 Census, the median gross rent (rent plus utilities) in the City of Simi Valley was \$844, up 71 percent from the 1980 median gross rent of \$495. Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, the 1990 median rent was affordable to households earning \$33,760 per year.

Median rents in Simi Valley have been consistently higher than Ventura County median rents. Although rents remained relatively stable during the early 1990s, rents have increased substantially during the past few years fueled by a continued housing scarcity and increased demand. (See Table 5.19) These high rental rates, combined with low vacancy rates, have created a very tight rental housing market.

For most cities in Ventura County, including Simi Valley, the bulk of the apartment stock was developed more than a decade ago. Construction in the 1980s accounted for 36 percent of the County's total apartment pool. The majority of the remaining units (43 percent) were built in the 1970s. Only eight percent of the County's apartment units were built during the 1990's. However, most of the City's apartments (75%) were built between 1983 and 1999.

Given the high cost and scarcity of land in the City, it has become increasingly difficult to construct affordable rental housing. Simi Valley has, however, encouraged such construction through its affordable housing incentives (25% density bonus) and low interest loans, and by reserving building permits for such housing. In addition, the

City has been active in providing financial subsidies to apartment developers who have included affordable units in their projects. Most notably, 353 affordable senior apartments have been built since 1998 to meet the needs of an aging population.

TABLE 5.23 APARTMENT SURVEY 1997-1999				
Unit Size	1997		1999	
	Number	Rent	Number	Rent
Studio	4	\$565	7	\$565
One Bedroom	1,386	\$751	884	\$819
Two Bedroom	1,854	\$866	1,554	\$873
Three Bedroom	271	\$953	233	\$986
Senior One Bedroom	56	\$628	70	\$626
Senior Two Bedroom	14	\$695	N/A	N/A
Source: City of Simi Valley Draft 1998-99 Consolidated Plan Annual Performance Report; 1999 Apartment Survey Summary				

A recent survey of apartments (1999) conducted by the City is included in Attachment D. The survey provides average rental rates for different types of apartment units for 1997 and 1999.

5.3.16 At-Risk Housing Analysis

A. Introduction

The Housing Element Law (California Government Code Section 65583) requires all jurisdictions to include an analysis of all low income, multi-family rental units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The analysis covers a 10-year period, coinciding with the Housing Element updates, until the year 2010.

B. Inventory of Very Low and Low-Income Rental Housing Units

The City of Simi Valley reports on an annual basis the number and types of affordable housing units in existence in the City and also reports on the status of approved affordable housing agreements (See Attachment C). A majority of the properties included in the inventory are projects with affordable rental units. A summary of affordable rental projects (grouped by income) is included in Table 5.24.

Table 5.24 Summary of Very Low and Low-Income Rental Units City of Simi Valley							
Income Limit*	Total Units Approved/%		Total Units Not Completed	Total Units Renegotiated	Total Units with Expired Agreements	TOTAL UNITS EXISTING	
Very Low	535	41.0%	0	+40	-7	568	51.3%
65% of Median	15	1.1%	0	0	0	15	1.4%
Low	755	57.9%	0	-95	-137	523	47.3%
TOTAL	1,305	100%	0	-55	-144	1106	100%
Source: City of Simi Valley Affordable Housing Program - 1999 Annual Report							

*Income limits based on household size as defined by HUD (very low: 50% of median income; low: 80% of median).

Of the rental complexes listed in Attachment C, the Simi Valley Community Development Agency participated in the financing of seven of them. Six of these projects have affordability restrictions. The only project assisted by the Agency, which no longer has affordability restrictions, is Americana Simi (44 units).

C. At Risk Housing Units

Table 5.25 indicates the housing projects, which are at risk of losing their affordability, the expiration dates of the affordable housing agreements, and the income ranges of the units. With the exception of the Meadowood Apartments, which were bond-financed, the other complexes at risk of losing affordability were privately financed. The City always establishes the term of affordability that equals or exceeds that of the bonds, if any. Whenever bond refinancing activities allow it, project restrictions are renegotiated to provide a greater and deeper level of subsidy and more extensive affordability.

Table 5.25
Low-Income Rental Projects at Risk of Losing Affordability
1998 - 2010
City of Simi Valley

Project Name	Expiration Date of Affordable Agreement	Total Units	Total Affordable Housing Units	Very Low	Low	Median	Moderate
Wildrose Apartments 1769 Patricia Street	06/16/00	24	9	-	6	3	-
Meadowood Apartments* 1733 Cochran Street	05/25/07	320	64	14	50	-	-
Patricia Partners 1817 Patricia Street	10/01/09	22	7	3	4	-	-
TOTAL		366	80	17	60	3	-

*Bond Financed Project

1. Wildrose Apartments
1769 Patricia Street

The Wildrose Apartments is a smaller 24-unit apartment project which has 9 affordable units (6 low-income and 3 median-income units). The Affordable Housing Agreement for the project expired on June 16, 2000.

2. Meadowood Apartments
1733 Cochran Street

Meadowood is a 320-unit bond-financed apartment complex which originally included 104 affordable units. The number of affordable units was reduced to 64 units when the Affordable Housing Agreement was amended to reduce rents in 1996. The distribution of affordable units presently includes 50 low- and 14 very low-income units. The current Affordable Housing Agreement for the project is set to expire on May 5, 2007.

3. Patricia Partners
1817 Patricia Street

The Patricia Partners is a 22-unit apartment project which has 7 affordable units (4 low- and 3 very low-income units). The Affordable Housing Agreement expires on a per unit basis, 20 years after the initial rent date for each unit. The first units were rented during October, 1989, and the initial expiration date, are scheduled to occur during October 2009.

Duration of Affordability Requirements. The Community Development Agency has established a minimum term of 10 years for affordability for owner occupied housing and a term of 15 years for rental housing. However, recently approved affordable

housing agreements have terms ranging from 30 to 55 years. The minimum term of affordability for Agency assisted projects cannot be less than the remaining period for the redevelopment project area providing the financial assistance. The earliest expiration date for a redevelopment project area in the City (Tapo Canyon Community Development Project Area) is 2020.

Compliance Monitoring. The Community Development Agency also maintains an active monitoring program for all affordable housing units in the community, which includes affordable units located within redevelopment areas. This monitoring includes the annual review of affordable rental projects to ensure that rents being collected for affordable units are at or below the maximum rental limits specified in the affordable housing agreement.

D. Replacement Cost

There is one project at-risk in the City of Simi Valley for the current seven-year planning period (1998 - 2005). There are two projects that have the potential to be at-risk during the second five-year period (2005 - 2010). The following analysis discusses the costs associated with the replacement or preservation of "at-risk" units.

Replacement

Replacement means new construction of a complex with the same number of affordable units, on a similar site, with similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared by using information from the developers of affordable housing, the City's Building and Safety Division, the Community Development Agency, and the Department of Environmental Services. Housing development costs can vary greatly depending on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements. Replacement cost includes construction, land, associated fees, design, syndication, overhead and administrative costs.

Table 5.26 indicates the replacement cost per unit for a typical senior citizen apartment project with small units (525 to 700 square feet) in Simi Valley in 1998/99. Today's replacement cost per unit (year 2000) for similar type units would be higher (\$87,000/per unit).

TABLE 5.26
ESTIMATED PER UNIT
REPLACEMENT COST - City of Simi Valley

Land Costs	\$14,898.00
Direct Costs:	
Offsite	\$1,087.00
Onsite	\$37,738.00
Indirect Costs:	
Arch. & Engineering	\$2,333.00
Fees and Permits	\$8,000.00
Other	\$11,870.00 ¹
Financing Costs	\$8,445.00
TOTAL PER UNIT COST	\$84,371.00

In recent years there have been few sustaining federal programs for producing and preserving low- and very low-income housing. It is impossible to predict if there will be any change in this policy. Therefore, the assumptions inherent in this analysis, and which also should influence the City's future policies about supporting the construction and preservation of affordable rental housing, are that the effort will likely require local participation.

E. Preservation

The primary factors being used in the analysis of the cost to preserve low-income housing are: acquisition and rehabilitation costs; maintenance costs; and other related items such as legal, escrow, and financing costs.

Actual acquisition costs depend on several variables such as condition, size, location, and availability of financing (both governmental and market sources).

Historically, the cost of preserving affordable units has ranged from 25 percent to 30 percent less than new construction. It is estimated that the cost to preserve the affordability of low-income rental housing in Simi Valley would be approximately \$25,000 to \$30,000 per unit.

Administrative Resources for Housing Preservation

Efforts to retain low-income housing needs to focus upon two basic types of resources: organizational and financial. First, qualified, non-profit entities need to be made aware

¹ Includes insurance, title and escrow fees, loan fees, property taxes, legal and consultant fees.

of the future possibilities of units becoming "at risk." Groups with whom the City has an on-going association are the logical entities for future participation.

The local agencies, which have indicated they are interested in a first-right-of-refusal to purchase and preserve low-income rental housing in the City of Simi Valley, are:

- (a) Area Housing Authority of the County of Ventura
- (b) Cabrillo Economic Development Corporation
- (c) Commission on Human Concerns
- (d) Many Mansions

F. Financing Resources For Housing Preservation

Potential financing resources for the preservation of housing are the same as those identified in Section 5.5.2 - Funding Availability - for the provision of new affordable housing opportunities in the City. These resources are currently being utilized by the City to help retain affordable units, which at some time might become "at-risk". However, it should be noted that the number and availability of programs to assist cities and counties to increase and improve their affordable housing stock is limited. Future funding for new projects is unpredictable and the emphasis has recently been on helping local governments assist local developers under the public/private partnership policy.

G. Recommended Procedures

Adopt a Preservation Strategies Plan, which focuses on the methods of evaluation and processes that should be addressed in retaining various types of affordable housing. The procedures for monitoring "at-risk" units should include information dissemination, tenant counseling, and identification of potential financing sources.

- (a) Regularly monitor the complexes, which are on the list of subsidized complexes in this element and any other new units, which are built in the future.
- (b) Other Agency and Non-Profit Support - The City should continue to foster a cooperative relationship with the Area Housing Authority of the County of Ventura and with other community organizations and non-profit organizations which play a role in assisting in the preservation and expansion of affordable housing in the community.
- (c) Establish review procedures for determining the benefits of preservation and/or replacement of units before they become "at-risk".
- (d) Maintain regular contact with private owners of existing affordable housing developments to determine their intention toward maintaining the affordability status of the rental units.

- (e) Review and amend, if necessary, the City's active housing programs to further expand and/or maintain the existing affordable housing stock in the City.
- (f) Utilize the Housing Needs section of the Housing Element as a guideline to preserve and create units for targeted needs groups in the City.
- (g) Monitor the availability of preservation financing sources at the federal, state, and local level.
- (h) Develop new programs and incentives to encourage the development industry to construct additional affordable units in the City.

H. Quantified Objectives for "At-Risk" Analysis

The inventory of subsidized housing in the City of Simi Valley (1999 Annual Report, Affordable Housing) reveals there is a total of 1,106 very low- and low- income, multi-family rental housing units in the City. There are 6 low-income rental units "at-risk" for the first 7 year period, 1998-2005 and 71 units during the second 5 year period, 2005-2010. However, the owners of all of these units will be given the opportunity to continue to have the units included in the affordable housing stock through extensions and/or renegotiation of their existing Affordable Housing Agreements. The City of Simi Valley will continue to monitor the status of these units and to implement programs and identify possible funding sources for their continued preservation.

5.4 HOUSING NEEDS ASSESSMENT

The housing needs of a community revolve around: (1) the extent to which housing units are and will be available to satisfy anticipated growth; (2) the degree to which available housing is and will be affordable; and (3) the extent to which the housing stock of the City is in good condition.

This section of the Housing Element sets forth the City of Simi Valley's seven-year housing needs by income category. It also identifies the needs of special population groups in the community (i.e., the elderly, disabled, large families, single parent households, farm laborers, and the homeless).

5.4.1 Regional Housing Needs

State law (Section 65583 of the Government Code) requires that the housing element of each jurisdiction include an estimate of its "fair share" of the regional housing needs. In the case of the City of Simi Valley, the regional housing needs are determined by the Southern California Association of Governments (SCAG). While the process of determining each locality's share of regional housing needs has evolved over the years, the most recent estimates are contained in the Regional Housing Needs Assessment (RHNA) prepared by SCAG. The most recently revised RHNA numbers generated by SCAG for the City of Simi Valley are shown in Table 5.27.

The RHNA has two primary purposes: 1) identification of housing needs for the region; and 2) allocation of fair share of need to every community. The identification of need refers to the number of housing units necessary to house every household at an affordable price and to replace all dilapidated housing units. The fair share allocation refers to the number of additional households in each income category who should have housing opportunities available in a particular community. The model strives to obtain an equitable distribution of low- and moderate-income housing throughout the region.

5.4.2 Projected Housing Need

The most recently revised RHNA for the City of Simi Valley indicates that 2,654 new units will be needed to accommodate anticipated population growth in the City of Simi Valley over the current planning period (1998-2005). A negative vacancy adjustment (-72 units) is included and 318 units will need to be constructed to replace dwellings that are likely to be removed from the housing stock over the planning period. Therefore, the total adjusted new construction need for 1998-2005 is 2,900 housing units as shown in Table 5.27. The distribution of this need by income category is shown in Table 5.28.

TABLE 5.27
BASIC NEW CONSTRUCTION NEEDS
1998-2005

COMPONENT	NUMBER OF UNITS
Household Growth	2,654
Vacancy Adjustment	-72
Housing Unit Loss Adjustment	318
Total New Construction Need	2,900
Source: SCAG Regional Housing Needs Assessment, SCAG, November 1999.	

TABLE 5.28
BASIC NEW CONSTRUCTION NEEDS
BY INCOME GROUP
1998-2005

INCOME CATEGORY	ADDITIONAL UNITS NEEDED BY 2005 (Number/Percent of Total)
Very Low (less than 50% of County median)	662 (23%)
Low (50 to 80% of County median)	359 (12%)
Moderate (80 to 120% of County median)	717 (25%)
Upper (over 120% of County median)	1,162 (40%)
Total	2,900 (100%)
Source: SCAG Regional Housing Needs Assessment, November 1999	

5.4.3 Need For Replacement Housing

The City's 1995-2000 Consolidated Plan identified 480 dwelling units in substandard condition in the City (based on information contained in the 1988 Housing Assistance Plan). From this total, 369 dwelling units were identified as repairable and could be preserved through the City's ongoing rehabilitation program.

A windshield survey of housing conditions in the City of Simi Valley was conducted during the month of September 1999; at the same time the survey of potential residential building sites was conducted. The purpose of this survey was to assess the overall condition of housing in the City and to identify any changes in housing condition trends.

The results of the survey indicate that the condition of the housing stock in the City is good. Because most of the local housing stock was developed within the past 20 to 25 years, housing deterioration due to age has been minimized. In addition, most of the rental housing stock is in very good condition, primarily because 75 percent of these units were constructed after 1980.

5.4.4 Special Housing Needs

Within the overall housing needs estimates are segments of the population who need special consideration. These are generally people who are very low- and low-income and do not have easy access to housing choices. These groups include the elderly, the disabled, single-parent households, farm workers, and the homeless.

A. The Elderly and Frail Elderly

The 1990 Census identified a total of 11,795 persons over the age of 54 living in the City of Simi Valley, which represents 5.4 percent of all households. The fastest growing segment of the senior population is the 55 - 64 age group. (See Table 5.6)

TABLE 5.29 PERSONS OVER AGE 65 CITY OF SIMI VALLEY				
Year	Number	Change	% Change	Simple Annual % Change
1990*	5,271			
1999**	7,835	2,564	48.6%	5.4%
2005**	9,780	1,945	24.8%	4.1%
Source: *1990 Census; **National Decision Systems, 1999, 2005				

TABLE 5.30 AGING TRENDS BY AGE COHORTS						
	1990*		1999**		Change	
Age Cohort	Number	Percent	Number	Percent	Number	Percent
55 - 64	6,524	6.51%	9,607	8.73%	3,083	2.22%
65 - 74	3,427	3.42%	5,029	4.57%	1,602	1.15%
75 +	1,844	1.84%	2,806	2.55%	962	0.71%
Source: *1990 Census; **National Decision Systems, 1999						

Elderly Household Tenure: According to the HUD Databook, there were 677 senior-headed renter households during 1990, including 289 extremely low; 189 low- and 52 moderate-income households. In 1995, there were 314 units in six (6) senior projects in the City, in which nearly 78 percent of the units were reserved for very low, low or moderate-income households. By the end of 1999, the City had built an additional 353 affordable senior apartments, including the 148-unit affordable Sorrento Villas senior apartment project, 69-unit Seasons senior apartments, and 136-unit Harmony Terrace apartments.

The City of Simi Valley recognizes that the elderly have special access and housing affordability limitations that are primarily related to their fixed income situations.

Accordingly, the City has adopted a density bonus ordinance in accordance with State law and instituted an Affordable or Senior Housing Incentive Program and has established policies and procedures for assisting senior or affordable housing development. The program provides density bonuses and/or other financial incentives for the development of housing for very low- and low-income households, including special needs groups such as seniors. The City and developers enter into written agreements stipulating the number of affordable housing units to be provided. In addition, the City's Residential Building Permit Allocation System (Affordable Housing Queue) reserves 30 percent of all available building permits for affordable housing developments.

The City Council/Board of Directors of the Community Development Agency has also established an Agency Incentive Account for the purpose of providing fund reserves from which financial incentives may be offered for affordable housing projects developed pursuant to the City's Affordable or Senior Housing Incentive Program. Approximately \$300,000 is set aside each year in the Affordable Housing Incentive Account.

In addition to the Affordable or Senior Housing Incentive Program and Agency Incentive Account, the City has developed a Senior Rent Subsidy program. Under this Program, rent subsidies are provided to an average of 41 very low-income senior households who are awaiting HUD Section 8 assistance. This Program provides assistance similar to the Section 8 program and is terminated once Section 8 assistance is acquired.

The City continues to implement strategies designed specifically to meet the needs of senior citizens and particularly for the elderly who live in cost-burdened households. To address these needs, the City has adopted additional strategies in its Consolidated Plan, including the following:

- Assistance to Local Non-Profit Organizations - The City actively assists local non-profit organizations in providing for the supportive needs of the elderly and frail elderly in the community. Cooperating agencies include the Simi Valley Hospital, Long Term Care Services, and the Council on Aging. In addition, the City's Vision 2020 Program provided funding for a Senior Needs Assessment and Strategic Plan to address longer-term needs of the City's growing senior population.
- Home Rehabilitation Program - Community Development Agency (CDA) Housing Set-Aside, CDBG Program Income and HOME Program Income funds are used to rehabilitate substandard dwelling units in the City. On average, approximately 40 percent of the units rehabilitated each year are units occupied by senior citizens.

- Energy Saving Home Improvements - The City refers individuals who are interested in receiving assistance to local non-profit agencies to assist low-income seniors with energy saving programs such as home weatherization and appliance inspection, repair and replacement.
- Other Support Services for the Elderly - The City Council periodically authorizes expenditure of local funds to support other programs and services, which benefit seniors in the community, including funding for improvements to the Simi Valley Senior Citizens Center.

B. The Disabled

According to the 1990 Census, approximately 3,569 persons in the City who were 16 years of age or older indicated that they had a mobility limitation. Nearly half of those persons were elderly persons 65 years of age or older. A majority of the City's disabled residents identified in the 1990 Census had incomes less than 50 percent of the Area Median Income for a 1-person household.

The City's ability to meet the needs of mobility-impaired residents, including the elderly, has improved since the adoption of the Americans With Disabilities Act (ADA), with new multi-family housing required to contain some units specifically designed for the handicapped. Three recently completed affordable senior citizen apartment projects (comprising a total of 353 units) include handicap accessible units which comply with the ADA and which conform to policies and programs adopted by the City to accommodate the needs of disabled seniors.

C. Large Families

Large families are defined as those containing more than five persons. The 1990 Census reported 5,380 households or 16.3 percent of all families in the City of Simi Valley were large families. By 1999, the number of large families decreased slightly to 16.25 percent or 5,200 families. These households, and particularly those with lower incomes, have special housing needs because of the limited availability of adequately sized affordable housing units. These needs are more difficult to meet in the City of Simi Valley because housing with 3 bedrooms or more is more expensive and usually included within market-rate detached single-family dwellings.

According to the 1990 Census, the City had an inventory of 24,038 occupied dwelling units with three or more bedrooms and about 39 percent with four or more bedrooms. Large size dwelling units represent approximately 73 percent of the entire housing stock in the City. This data indicates there is an adequate supply of large size housing units in City of Simi Valley. However, a majority of these units are owner-occupied detached single-family dwellings in the moderate to above-moderate price range.

The City has adopted policies and identified programs to meet the needs of very low- and low-income large families, which are discussed in the Housing Programs section of this element.

TABLE 5.31 HOUSEHOLDS BY SIZE: 1990		
Household Size	1990*	
	#	%
1 Person	4,030	12.7
2 Person	8,853	27.8
3 Person	6,873	21.5
4 Person	6,774	21.2
5 Person	3,456	10.8
6+ Person	1,924	6.0
Source: *1990 Census		

D. Single-Parent Households

Single-parent families with children often require special attention due to their needs for affordable childcare, health care, and housing assistance. Female-headed households with children particularly tend to have lower incomes, thus limiting housing availability for this group. In 1990, 2,479 families, or 9.6 percent of all families in the City, were single-parent households with children under 18. Most of these families, 1,800 (73 percent), were headed by women.

Female-headed households with children under 18 are disproportionately represented among the poor. In 1990, 11 percent of all single parent families with children under 18 in the City of Simi Valley had incomes below the poverty level. However, 13.9 percent of the female-headed families with children under 18 were poor, and they constituted 53.2 percent of all families with children under 18 below the poverty level.

The programs in the Housing Element aimed at housing affordability will assist this group.

E. Farmworkers

One of the special needs groups is farm worker households who need both temporary and permanent housing. In many parts of southern California, agricultural production is an important contributor to local economies. The City of Simi Valley has a very limited agricultural industry, and it is not located near the farms of the coastal plains. The 1990 Census reports that of the total persons age 16 and older in the City of Simi Valley, only .73 percent (411 persons) were employed in farming, forestry and fishing occupations. Based on this information, farmworkers are not a significant portion of the City's population. An analysis of the most current labor market information published by the California Employment Development Department revealed that the average annual income of individuals in Simi Valley who are employed in agricultural occupations is similar to that of retail trade employees, which constitute a significant portion of very low- and low-income households in the City. Therefore, it can be

concluded that the affordable housing units reserved for very low- and low-income households throughout the City would also serve to address the needs of farmworkers.

F. Homeless Persons and Families

The *2000 - 2005 Draft Consolidated Plan* estimated that there are approximately 168 homeless persons in the City of Simi Valley. Homeless subpopulations in the City of Simi Valley include the mentally ill, substance abusers, victims of domestic violence, homeless youth, persons with HIV/AIDS, and the working poor.

Those most at risk of being threatened with homelessness are extremely low-income and limited fixed income households. These households are at greater risk because any disruption in income status could severely impair their ability to pay for housing. According to the City's Consolidated Plan, approximately 59.6 percent of extremely low-income households are cost-burdened (paying between 30 percent to 50 percent of their income) and 89.9 percent of these households are severely cost burdened (paying over 50 percent of their income) for housing. These households include the elderly as well as small and large families.

The City of Simi Valley, along with community service providers and other public agencies, has developed on-going strategies to meet the needs of the homeless. There are several public agencies and non-profit groups that provide assistance to the homeless in the City. Temporary housing assistance has been provided by Public Action of Deliver Shelter (PADS), which involves shelter site locations provided by twelve local churches. The shelters operate each year from November until April and are located in seven locations and operated by twelve churches in the community. The Samaritan Center of Simi Valley, located at 280 Royal Avenue, operates a drop-in center for homeless persons that is available all year. The Center provides telephone, mail and message services to clients and also provides showers, clothing and food.

The Ventura County Public Social Services Agency, Simi Valley Welfare Office, continues to provide temporary rental assistance (motel vouchers) for up to sixteen days and move-in assistance to low-income families. Individuals stay in motels located in the Cities of Simi Valley and in Thousand Oaks. The Turning Point Foundation operates a transitional housing shelter for mentally ill homeless in the City. Many Mansions, located in Thousand Oaks, provides rental housing for extremely low-income, mentally ill persons and currently has a 14-unit apartment for such persons in the City of Simi Valley. Table 5.32 provides a complete listing of homeless shelters and service providers in the City of Simi Valley.

**TABLE 5.32
SIMI VALLEY HOMELESS SHELTERS AND
SERVICE PROVIDERS**

Agency/Provider	Type of Assistance
Public Action to Deliver Shelter (Pads)	Provides temporary shelter for homeless persons from November 1 – March 31. Capacity to serve 30 individuals per night.
County of Ventura Public Social Services Agency (PSSA), Simi Valley Welfare Office	Provides temporary housing assistance (motel vouchers), move-in assistance and eviction prevention for families with children; food vouchers.
Catholic Charities (Moorpark and Thousand Oaks Offices)	Provides motel vouchers, eviction prevention assistance, food, gasoline vouchers, seasonal utility assistance, budget counseling, outreach to seniors, and a program for the physically handicapped.
Interface Children/Family Services of Ventura County	Provides temporary shelter for victims of domestic violence. Capacity to serve 4 women, and their children.
County of Ventura (PSSA) Homeless Services (Ventura)	Provides information and referral, SSI advocacy and linkage with resources throughout the County.
East Ventura County Emergency Shelter for Homeless and Mentally Ill	Provides mentally ill homeless persons with temporary shelter assistance, treatment and referrals.
Ventura County Simi Valley Mental Health	Provides mentally ill homeless persons with motel and food vouchers and move-in assistance.
The Salvation Army Service Extension Department	Provides motel, gasoline vouchers and vouchers for prescription drugs; food and clothing.
American Red Cross (Ventura)	Provides limited housing services for the homeless, information and referrals.

Agency/Provider	Type of Assistance
Christopher House (Ventura)	Provides housing and support services for a maximum of 20 HIV/AIDS patients.
Area Housing Authority of the County of Ventura	Provides rental assistance through Section 8 Certificates and Vouchers (11 homeless certificates/vouchers).
Care and Share	Provides emergency food, clothing, transportation assistance to the homeless and the non-homeless.
Lutheran Social Services (Thousand Oaks)	Provides winter utility assistance, food, clothing, bus vouchers, gasoline vouchers for medical appointments and job interviews.
Project Understanding (Ventura)	Provides emergency food to families and individuals. Operates a family winter shelter from late Sept. - June.
Greater Avenues for Independence (GAIN) (Ventura)	Pays for transportation and needed work or training-related items.
Samaritan Center of Simi Valley	Drop-in center for the homeless providing showers, clothing, breakfast, telephone, mail and message services.
Friends House	Housing and support for recovering alcoholics (men only). Capacity for 10 clients.
Rainbow Recovery Center	Housing and support for female recovering alcoholics. Capacity for 13 clients.
Turning Point Foundation	Provides transitional housing and supportive services for homeless mentally ill (six beds).
Many Mansions	Provides rental housing and supportive services for low- and extremely low-income persons disabled by mental illness.
The Coalition Against Domestic and Sexual Violence (Ventura)	Provides support and referrals for victims of domestic violence.

Although the City has not specifically designated sites for housing facilities for the homeless, the City has amended its Zoning Ordinance so that emergency shelters and transitional housing in residential areas can be permitted. The specific sites where emergency shelters and transitional housing may be located are identified in Table 5.32.

5.5 RESOURCE INVENTORY

5.5.1 Land Inventory

In addressing the estimated housing needs identified in the Housing Needs Assessment section of this element, State law requires that this element contain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. This inventory must identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

Accordingly, in preparing this updated element, a survey was conducted of vacant residentially zoned parcels within the City. The survey also examined residentially zoned properties that have been developed at less than the maximum permitted density and which could accommodate additional units through recycling of current uses. In addition, non-residentially zoned areas that are suitable for re-zoning for housing purposes were also examined.

The survey, although conducted on a Citywide basis, initially concentrated on potential housing sites located within the eastern and western non-hillside portions of the City (generally referred to as the “valley floor”) which could be developed with affordable multi-family housing. General impressions gained from the survey of potential housing sites in these areas include the following:

- Vacant residentially zoned parcels, which are suitable and available for development of affordable multi-family housing, are scarce.
- There are some areas in the City that contain smaller parcels, less than 2 acres in size, such as the Patricia Avenue/Heywood Street area, which could support additional housing development, including additional multi-family high density housing.
- A potential for future infill multi-family housing exists behind existing commercial uses located along major arterial highways and in locations where existing residential uses abut underutilized commercial areas. A prime example of this would be potential sites located within the Tapo Street Revitalization Plan area. Residential development within these areas would require actions by the City to amend its General Plan and establish multi-family zoning designations.

In addition to potential housing sites identified on the City’s valley floor, new housing development potential exists within existing specific plan areas, such as the Douglas Ranch, and within Parker Ranch, where a 324-unit apartment complex is currently under consideration by the City.

Potential housing sites for all types of housing, including affordable housing, are identified in Table 5.33. Many of the sites listed in this table are located on the valley floor. The total unit yield per site is based on the allowable density permitted by the applicable zoning designation at

the specific site location. The applicable zoning designations and maximum densities allowed are as follows:

- RE - Residential Estate Zone - 1 dwelling unit per acre
- RVL - Residential Very Low Density Zone - 2 dwelling units per acre
- RL - Residential Low Density Zone - 2.6 dwelling units per acre
- RM - Residential Medium Density Zone - 3.7 dwelling units per acre
- Rmod - Residential Moderate Density Zone - 7.0 dwelling units per acre
- RH - Residential High Density Zone - 15.0 dwelling units per acre
- RVH - Residential Very High Density Zone - 25.0 dwelling units per acre
- RMH - Residential Mobile Home

These zoning designations are followed by a modifier which establishes allowed density at a given site location. When allowed densities are applied to the inventoried vacant and underdeveloped sites, 3,282 additional units could be constructed.

Without knowing the actual housing assistance programs that will be utilized and/or the levels of funding that will be available thereunder, it is difficult to predict what the actual split of potential units will be between the various income categories. However, those potential sites with a zoning designation of RH (Residential High Density) or RVH (Residential Very High Density) are likely candidates for the development of affordable apartments. The remainder of the identified sites are expected to develop with lower density (primarily detached single-family) housing. Some of the potential housing sites are environmentally constrained, which could affect the total number of dwelling units that could be achieved.

The development standards that apply to the City's residential zones are reasonable and will not unnecessarily inhibit the production of housing, including affordable housing. A variety of housing types to meet the needs of all economic segments of the community consistent with the housing need estimates and quantified objectives contained in this element, are achievable even though a limited number of sites are available in the higher-density ranges to support the development of affordable multi-family housing.

The City of Simi Valley has a density bonus mechanism, which allows for increases in residential density (up to 25%) to encourage the development of very low- and low-income units. Density bonuses can be used in all residential zones in the City with the exception of the OS, RE and RVL zones. The City encourages the use of density bonuses to develop projects with a mix of market-rate and affordable housing units. The general lack of vacant land to accommodate development of larger rental housing projects to meet the affordable housing need is the most serious constraint to fulfilling the goals and objectives of the Housing Element. Therefore, the City may consider land use changes in areas where commercial properties are currently underutilized and where the potential for the introduction of more affordable multi-family housing exists. Portions of the Tapo Street Revitalization Plan area are underutilized and could be potentially developed with multi-family units. The City has identified 66 parcels (approximately 37.5 acres of multi-family zoned land) within the Patricia/Heywood Street area, which are underutilized and which could support the construction of up to 494 additional multi-family dwelling units (247 very low- and/or lower-

income units). There are policies and actions included in the Housing Program section of this element that address these opportunities.

In addition to the foregoing, the City may consider the potential re-zoning of transitional areas (areas located between existing commercial development which fronts major arterial highways and existing residential uses) to promote the development of lower cost, higher density housing. This would especially be beneficial in the valley floor section of the City where most of the high and very high-density residential categories are located and where there is adequate infrastructure and public services to serve new residential development. During the third quarter of 1999, the City had under review for approval 371 single-family detached dwelling units and 324 multi-family units. In addition, as of September 1999, the City had approved for construction 2,158 detached single-family dwelling units, 204 attached single-family units, and 437 attached multi-family units. Given the rate and variety of new development (evidenced by the amount of new housing under review by the City or already approved for construction but not yet built), coupled with the potential for new development of vacant or underdeveloped sites listed in Table 5.29, there is ample opportunity for the City to meet its housing obligation by the end of the current planning period. With implementation of the housing programs included in Chapter 5.8, there would be a potential for new in-fill affordable housing to be constructed in the valley floor portions of the City. This would be accomplished through the development of existing vacant or underdeveloped High Density Residential parcels and through the rezoning of underutilized commercial areas and existing lower-density residential parcels. Therefore, it can be conclusively stated that the City will have adequate appropriately zoned sites, with supporting public services and facilities, and additional future land area to meet or exceed its housing needs over the current planning period (1998-2005).

TABLE 5.33

INVENTORY OF VACANT OR UNDERDEVELOPED SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT⁽¹⁾

Site No.- (Zoning Map No.) ⁽²⁾	Zoning ⁽³⁾	Acres	Maximum Allowable Density (units per acre) ⁽⁴⁾	Potential Units ⁽⁵⁾ (By Income Category)					Constraints Affecting Site Utilization ⁽⁷⁾
				VL/L ⁽⁵⁾	M ⁽⁵⁾	AM ⁽⁵⁾	Total	Density Bonus Units ⁽⁶⁾	
1 (217)	RPD-1.29	28.51	1.29			26	26		
2 (207)	RMOD-7.0	19.03	7.00		121		121		
3 (414)	RM-3.7	3.83	3.70		14		14		1
4 (414)	RMOD-7.0	2.88	7.00		20		20		1
5 (207)	RH-15	1.82	15.0	13	14		27		
6 (208)	RH-15	1.07	15.0	8	8		16		
7 (208)	RH-15	.74	15.0	5	5		10		
8 (310)	RM-3.7	30.0	3.70		111		111		
	RH-15/Seniors	6.0	15.0	90	0		90	22	
9 (412)	RMOD-7.0	3.72	7.00	13	13		26		3, 6
10 (310)	RH-13.5	5.23	13.5	35	35		70		
11 (202)	Sand Canyon	383	.08-4.25			750	750		
12 (407)	RH-10 Douglas Ranch Specific Plan	11.5	10	37	38		75		3, 5, 6
13 (318)	Parker Ranch ⁽¹⁰⁾	18.92 (APTS) 75.09 (SFD)	17.1 2.6	81	243	195	519		2,3,5,6

Site No.- (Zoning Map No.) ⁽²⁾	Zoning ⁽³⁾	Acres	Maximum Allowable Density (units per acre) ⁽⁴⁾	Potential Units ⁽⁵⁾ (By Income Category)					Constraints Affecting Site Utilization ⁽⁷⁾
				VL/L ⁽⁵⁾	M ⁽⁵⁾	AM ⁽⁵⁾	Total	Density Bonus Units ⁽⁶⁾	
14 (327)	Runkle Cyn Specific Plan	445	Varies			400	400		
15 (410) ⁽¹¹⁾	RH-15	7.65	15.0		67		67		
16 (318)	RH-15	1.8	15.0	27			27		
17 (311)	RMOD-5.1	.85	5.1		4		4		
18 (311)	RMOD-5.1	.45	5.1		2		2		
19 (210)	RM-3.11(10)	20.0	3.11			62	62		
20 (320)	RL-1.3	4.74	1.30			6	6		
21 (320)	RL-1.3	3.15	1.30			4	4		
22 (318)	RMOD-7.0	3.07	7.0		21		21		
23 (324)	Rice Dev. ⁽¹²⁾	4.66	43.34	101	101		202		
24 ⁽⁸⁾ (207&208)	RH-15	37.5	15.0	247	247		494		
25 (319)	RH-15.0	4.83	15.0	45	45		90	18	
26 (318)	RH-15	1.85	15.0	28			28		
TOTAL		1,126.89		730 ⁽⁹⁾	1,109	1,443	3,282	40	

(1) All of the sites included in this table, with the exception of site no. 24, were undeveloped as of September 1999.

(2) Site numbers refer to the locations shown in Figure 5.1 (Site Nos. 5 - 7 are in the Patricia Ave./Heywood St. Area)

(3) Specific zoning designations are followed by a modifier that establishes specific density allowances. (Example: RMOD 7.0 permits 7 dwelling units per acre)

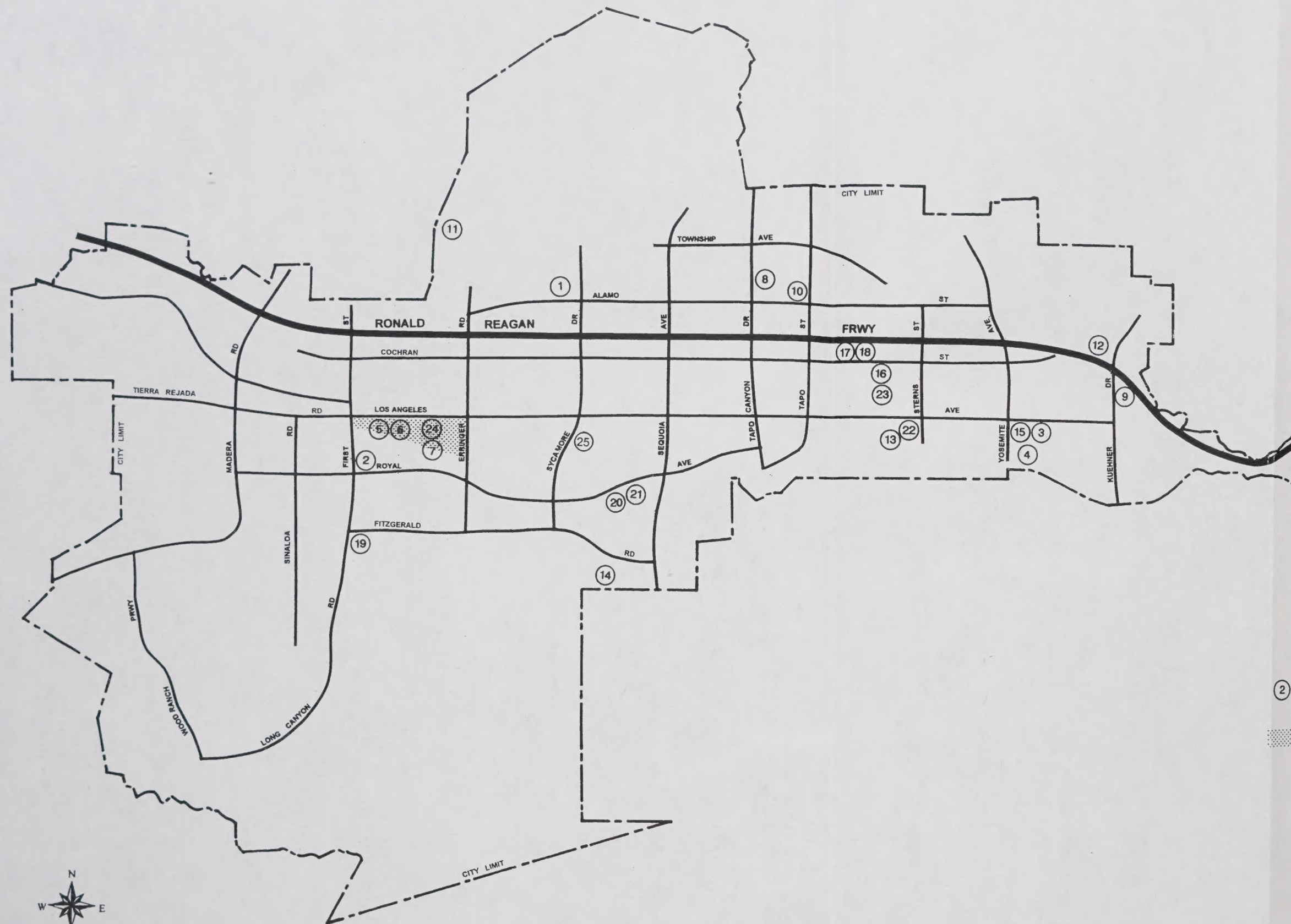
(4) Maximum potential units are based on site size divided by required minimum lot area per dwelling unit under existing zoning.

(5) VL/L - Very Low and Low-income Units; M - Moderate-Income Units; AM - Above Moderate-Income Units

- (6) Maximum number of density bonus units (25%) for affordable housing projects. (Density bonus provisions applied only in the RH, and RVH zoning categories and are not applicable to Site Nos. 5 through 7 (Patricia Ave./Heywood St. Area).
- (7) Codes for environmental constraints are as follows:
 - 1. Flood Hazard Area
 - 2. Wetlands or Areas of Biological Importance
 - 3. Oak Woodland
 - 4. Transmission Line Corridor
 - 5. Topographical Constraints/Geologic Hazards
 - 6. Noise Exposure
- (8) This site consists of 66 underdeveloped parcels (approximately 37.5 acres) within the Patricia Avenue area that potentially could be developed with up to 494 multi-family units.
- (9) The development potential of 730 Very Low- and Low-income units does not include 374 Very Low- and Low-income units that were completed between January 1, 1998, and June 1, 2000.

Note: It is estimated that new development within parcels zoned Residential High Density would yield an average of 50 percent affordable units, which includes the potential development of 100 percent affordable senior apartments as well as 25 percent affordable complexes.

- (10) Annexation in process. Completion anticipated to occur during 2001.
- (11) Project is currently under construction.
- (12) A formal development application has been filed and the project is currently under review and is expected to be processed in less than one year.



Legend

- ② POTENTIAL HOUSING SITE
- ▨ PATRICIA / HEYWOOD STREETS AREA

FIGURE 5.1

POTENTIAL HOUSING SITES CITY OF SIMI VALLEY



5.5.2 Funding Availability

The City of Simi Valley currently uses funds from the following sources to provide affordable housing opportunities in the City: (a) Community Development Agency (CDA) Housing Set-Aside Funds; (b) Single and Multi-Family Mortgage Revenue Bonds; (c) Community Development Block Grant (CDBG) funds; (d) HOME Program grant funds; (e) HUD Section 8 funds; (f) Low-Income Housing Tax Credit Program (LIHTC); and (g) Federal Home Loan Bank Affordable Housing Program (AHP) funds.

The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited. Future funding for new projects is unpredictable and the emphasis has recently been on helping local governments assist developers under the public/private partnership policy. All programs utilized by the City are restricted by various requirements. Some are restricted by matching fund requirements and some have precise monitoring and reporting conditions.

A brief description of the aforementioned programs and the City's expenditures/efforts for each program follows.

1. Community Development Agency (Agency) Housing Set-Aside Funds

The use of Tax Increment Set-Aside Funds for preserving and creating affordable housing is an important tool for the City to assist in the provision of affordable housing. The Agency has adopted an Implementation Plan that includes acquisition, rehabilitation, and construction of affordable rental and Home ownership units. The Plan indicates that 15 percent of non-Agency developed units in the City's redevelopment project area be affordable to very low and low-income households, of which 40 percent must be affordable to very low-income households. California Redevelopment Law requires that 30 percent of Agency-developed/substantially rehabilitated housing be affordable to low- and moderate-income households, of which 50 percent must be affordable to very low-income households.

The City budgeted \$878,900 (FY 1999-00) in Housing Set-Aside Funds to provide funding for the Senior Rent Subsidy Program, the Home Rehabilitation Program, and the First Time Homebuyer Program and for administration of affordable housing activities.

2. Single and Multi-Family Mortgage Revenue Bonds

Mortgage Revenue Bonds (MRBs) are issued by cities and counties, housing authorities and state agencies such as the California Housing Finance Agency, to support the development of multi-family and single-family housing for very low-, low- and moderate-income households. MRBs enable the issuer to offer low-interest rate loans to both homeowners and developers of rental properties. Income limits for residents can be imposed on rental properties for the length of the loan.

Single and multi-family revenue mortgage bonds represent a significant resource to assist in the provision of affordable housing in the City of Simi Valley. The City has recently utilized over \$6 million dollars in MRB funding. A majority of that funding was utilized in Fiscal Year 1998-1999 to assist in the construction of a 148-unit affordable senior apartment project.

3. Community Development Block Grant (CDBG) Funds

The City of Simi Valley uses Community Development Block Grant (CDBG) funds for a variety of housing-related purposes, including residential rehabilitation and the provision of fair housing services. The City used over \$100,000 in CDBG Program Income in the past fiscal year (1998-1999) for the provision of low-interest loans to homeowners for home rehabilitation purposes. The City also used CDBG funds to help reduce and/or eliminate impediments to fair housing choice.

4. HOME Program Grant Funds

The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. HOME funds are available on an annual competitive basis through the California Department of Housing and Community Development (HCD). Funds are also potentially available through the Ventura County HOME Consortium. Eligible activities include acquisition, rehabilitation, construction, and rental assistance. In addition, the Program provides for eligible local "matches" such as cash contributions from non-federal sources, from state and local governments and private agencies, organizations, and individuals.

The City has participated in the State-administered HOME program, with a total of \$5,210,000 awarded to the City since 1993. Recently, the City utilized HOME Program funds to complete seven home rehabilitation projects and to provide monthly senior rent subsidies.

5. HUD Section 8 Funds

The Section 8 Rental Assistance Program provides assistance to qualified very low-income households and is administered by the Area Housing Authority of the County of Ventura (AHA). All very low-income residents are eligible to apply. A Section 8 voucher is issued to an individual household that may then use it to rent a unit anywhere in the County², subject to unit condition and acceptance by the owner/management. Section 8 vouchers provide for payment of a portion of the monthly rent up to the current Fair Market Rent (FMR) published by HUD. The household is responsible for paying the amount of the rent that exceeds the FMR.

² Within the jurisdictional area of the Area Housing Authority.

The AHA, on an annual basis, budgets the expenditure of over \$3,000,000 in Section 8 Funds and averages an annual issuance of over 500 monthly rental assistance vouchers.

6. Low-Income Housing Tax Credit Program (LIHTC)

The LIHTC Program provides for federal and state tax credits for private developers and investors who agree to set-aside all or an established percentage of their rental units for very low- and low-income households for no less than 30 years. Tax credits can be utilized on rehabilitation projects, contributing to the preservation program.

Developers and investors must apply for an allocation of tax credits from the California Tax Credit Allocation Committee. Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service rules and regulations.

Three affordable senior apartment projects (totaling 353 units) in the City received tax credits in the amount of \$18,474,000 during Fiscal Years 1997-1998 and 1998-1999.

7. Federal Home Loan Bank Affordable Housing Program (AHP) Funds

Through the Affordable Housing Program (AHP), the Federal Home Loan Bank provides grants to local financial institutions to help them fund specific affordable housing developments in their communities. Lenders apply for these grants on behalf of nonprofit or for-profit housing developers or governments which use the funds to purchase, construct or rehabilitate housing for families or individuals earning up to 80 percent of the area's annual median income. The AHP was created in 1989 as part of the Financial Institution Reform, Recovery and Enforcement Act (FIRREA).

The ability of the private and public sectors to provide adequate housing to meet the needs of all economic segments of the community can be constrained by various interrelated factors. Market, governmental, infrastructure, and environmental factors pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to very low- and low-income households, or may render residential construction economically infeasible for developers. For ease of discussion, these factors have been divided into two categories: non-governmental constraints and governmental constraints. The extent to which these constraints affect the supply and affordability of housing in the City of Simi Valley is discussed below.

5.6.1 Non-Governmental Constraints

Non-governmental constraints on the provision of housing include the availability of land, the price of land, the cost of construction and financing costs. The City has little ability to influence these factors. Land costs are a result of the availability of land that is suitable for residential development and the demand for such land. Likewise, construction and financing costs are affected by a variety of private and public actions, which are not controlled by the City. Each of these constraints is discussed below.

A. Land Availability/Environmental Constraints

The City of Simi Valley is located at the eastern boundary of Ventura County, west and northwest of the San Fernando Valley. The City is located in an alluvial plain, which varies in elevation from approximately 700 feet on the west end to approximately 1,200 feet at the northeast, and is surrounded by mountains rising to an elevation of 2,500 to 3,000 feet.

The City is served by the Ronald Reagan Freeway (State Route 118), which connects the City to the San Fernando Valley, State Route 210, and Interstate 5 and 405. The freeway is linked on the west to State Route 23, providing freeway access through Moorpark to Thousand Oaks and the rest of Ventura County.

Simi Valley is located in the Oxnard Plain airshed. Prevailing winds carry pollutants into the City of Simi Valley from other parts of the County, giving the City of Simi Valley the highest ozone and particulate concentrations of any location in the County. Concentrations exceed National Ambient Air Quality Standards.

Substantial natural areas surrounding the City host a variety of plants and animals. These areas are used for foraging by raptorial birds with limited local populations. The rare Santa Susana Tarplant has a substantial habitat area in sandstone outcroppings at the eastern end and on the south side of the valley.

Urban development in the City of Simi Valley has the potential to reduce wildlife habitat and biologically sensitive areas if allowed along stream canyons in back country areas. However, development is not permitted on steep hillsides and knolls, and in areas that are prone to flood, fire, and seismic hazards.

While the City of Simi Valley is extensively developed, there are vacant and underutilized areas that can accommodate new housing. The largest concentrations of undeveloped land for new residential development are along the City's north and southwestern periphery extending into the hillsides of the City's sphere of influence. However, as noted above, these areas are likely to contain important wildlife habitats and constraints on development such as steep slopes, fire potential, and seismic hazards, which are discussed below. Historically, development has varied in these areas according to the degree and sensitivity of constraints encountered. Most recent housing developments have sited housing units in ways to maintain the hillside's unique character and resources. For the most part, development on hillsides has been very limited and the unique site preparation costs associated with such development have rendered such housing affordable to only above-moderate income households.

Vacant or underutilized areas that could accommodate additional housing are located on the City's valley floor. There are numerous small building sites on the valley floor on which new development can occur. However, some of these sites have environmental constraints.

The following are more detailed discussions of the City's environmental constraints and hazards, which affect, to varying degrees, existing and future residential developments.

Seismic Hazards

As the City's Safety Element points out, slope stability is a serious geologic problem in the City. The City is located in an area subject to strong ground shaking from earthquakes. The City is also located near several active faults and there are areas of high groundwater at both the eastern and western ends of the valley floor. An active fault, the Simi-Santa Rosa fault, is located along the northern boundary of the valley floor.

Wildfire

The City of Simi Valley is subject to wildfires due to the steep terrain and highly flammable vegetation of the adjacent Santa Susana Mountains to the north, the Simi Hills to the south and generally east of Meier Canyon, and the western portion of the City north of Madera Road and south of the Arroyo Simi.

Flooding

The City has a number of identified 100-year floodplains within its boundaries, including areas adjacent to the Arroyo Simi and portions of existing flood control channels.

B. Financing Availability

Interest Rates

One of the most significant components of housing costs is the cost of financing. After decades of slight fluctuations in the prime rate, the 1980's saw a rise in interest rates, which peaked at approximately 18.8 percent in 1982. However, as the decade drew to a close and the nation's economy weakened, the prevailing interest rates settled to around 10 percent in 1990. The decade of the 1990's has seen interest rates drop dramatically, vacillating between approximately 8.7 percent and a 25-year low of approximately 6.6 percent. The substantial drop in the cost of fixed rate mortgages and the widespread use of adjustable rate mortgages has substantially decreased the cost of financing the purchase of a home. As of mid-February 2000, the interest rate for a conventional fixed-rate 30-year mortgage was 8.257 percent.

Lending Activity

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants.

In 1994, the top mortgage lenders in the City of Simi Valley were Countrywide Funding, Bank of America, and Home Savings of America. A total of 1,964 households applied for conventional mortgage loans to purchase homes in the City in 1994. Approximately 67 percent of loan applications were originated (approved by lenders and accepted by applicants) and an additional 17 percent were approved by lenders, but not accepted by the applicants. Due to the generally high prices of new homes in the City of Simi Valley, 16 percent of the loan applications were denied, slightly higher than the County average of 15 percent.

Financing is generally available to households of all income levels. However, the majority of those applying for home purchase loans (1,074 households) were middle-income households. Few lower income households applied for home purchase loans for housing in the City of Simi Valley and of those who applied, 15.4 percent were denied. The low number of lower-income households applying for financing in the City of Simi Valley is a direct result of housing costs in the City, which makes it difficult for lower income households to purchase a home.

C. Median Home Prices and Affordability

The median home price in the Southern California region in 1999 (which includes Los Angeles, Orange, Ventura, San Diego, Riverside and San Bernardino counties) was \$194,000 in July 1999, which represents a 3.2 percent increase over the \$188,000 median price for July 1998. The "typical" mortgage payment on a median-priced Southland home, assuming a 30-year fixed (20 percent down) mortgage, was \$1,052 in July 1999, up from \$964 during the previous year.

As discussed more fully in the Housing Affordability section of this Housing Element, an analysis of houses sold in the City of Simi Valley during 1999 indicates that the median home value in the City during that year averaged \$238,500. This compares with a median home value in 1998 of \$215,500. Table 5.34 below identifies recent average home values.

TABLE 5.34 HOME PRICES AND SALES - 1998 and 1999 CITY OF SIMI VALLEY			
Simi Valley Zip Code	1998 Median	1999 Median	Number of Sales
93063	\$206,000	\$224,000	123
93065	\$225,000	\$253,000	195
Source: Los Angeles Times, Ventura County Edition, January 15, 1999			

As can be seen in the table above, the median sales price of a home in the City of Simi Valley increased from an average of \$215,500 in 1998 to \$238,500 in 1999. This represents an increase of approximately 11 percent over 1998 median values and reflects the economic recovery of the region and recent rebound in the housing market. However, even with this increase in median value, the City of Simi Valley median home sale prices remain below the current (1999) median sale price of \$244,000 for all homes in Ventura County.

D. Land Cost

The cost of vacant, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the land costs, the higher the price of a new home. Developers, therefore, will normally seek to obtain city approval for the largest number of lots obtainable on a given parcel of land. This allows the developer to spread the costs for off-site infrastructure improvements (streets, water lines, etc.) over the maximum number of lots.

In the City of Simi Valley, the cost of land zoned for the development of single-family homes averages about \$45,000 per unit with an already approved tentative tract map in place. Without an approved map, the cost of raw land decreases to about \$22,500 per

unit.³ Land costs also vary considerably from one area to another. Even within the City of Simi Valley, sites with a valley view or other attractive features will cost more per square foot than a lot that does not have such features. Improved land costs also reflect fees paid for park dedications, fire, flood control, and other infrastructure. All of these factors contribute to higher housing costs. For example, of 17 new tract housing projects that were actively for sale in the 3rd quarter of 1999, only 4 projects had at least one home under \$300,000, with costs varying from \$125 a square foot to \$165 a square foot for a new home. The *Los Angeles Times* indicated that the median new home sales price per square foot (lot and improvements) in Simi Valley was \$143.50.⁴

With regard to the development of affordable housing units, all parcels zoned for High or Very High Density residential development are deemed suitable for multifamily projects through the provision of density bonuses and/or other incentives. These parcels constitute potential sites for the construction of new affordable housing.

To summarize, factors contributing to relatively high home costs include: a limited supply of vacant land suitable for residential development, desirability of living in the area, and a high demand for all types of housing in the City. In the City of Simi Valley, much of the vacant residentially zoned land is also costly to develop because of topographical hillside constraints. The high cost of developing vacant land poses a major constraint to the construction of housing, particularly affordable housing, in the City of Simi Valley.

E. Development Costs

The costs for labor and materials have a direct impact on the cost of housing and are the main components of housing cost. The cost of residential construction varies greatly depending upon the quality and size of the home being constructed and materials used. Table 5.35 compares standardized construction costs in April of 1990, 1994, 1996, and 1998 and shows the nature of the increase in construction costs.

³ Land prices provided by the Dyer/Sheehan Group.

⁴ *Los Angeles Times* Real Estate Section, January 23, 2000.

**TABLE 5.35
CONSTRUCTION COST PER SQUARE FOOT**

	April 1990	April 1994	April 1996	April 1998
Average - Wood Frame	\$ 47.66	\$ 51.04	\$ 55.17	\$ 62.30
Good Quality - Wood	\$ 67.49	\$ 73.23	\$ 75.76	\$ 85.50
Average - Masonry	\$ 55.46	\$ 57.15	\$ 62.04	\$ 70.00
Good Quality Masonry	\$ 71.16	\$ 73.32	\$ 79.33	\$ 89.70

Source: Building Standards Building Valuation Data

Construction costs also vary according to the type of development. Multi-family housing is nearly as expensive to construct (on a per square foot basis) as single-family housing. However, costs vary depending on the size of the unit and the number and quality of the amenities offered. Such obvious items as fireplaces, swimming pools, and tennis courts, as well as the less obvious grade of materials, types of appliances, and light fixtures and quality of cabinetry and other woodwork, can affect construction costs. As of February 2000, the cost of conventional single-family construction was approximately \$89 per square foot, and multi-family construction was approximately \$80 per square foot.

Manufactured housing (including both mobile homes and modular housing) is significantly less expensive than conventional construction. However, even within this type of housing there is a wide range of prices depending on the size and finish of the units. The average cost per square foot of a manufactured house ranges from \$45 to \$55.

Both high land costs and relatively high construction costs act as a constraint on the construction of housing and particularly affordable housing.

5.6.2 Governmental Constraints

Potential constraints on the provision of housing that can be attributed to governmental actions include land use controls, building codes, permit fees, review procedures, and funding limitations. Each of these potential constraints and their effects on housing are discussed below. It should be noted that the prior Housing Element identified both potential and actual governmental constraints to housing production. However, as shown in Attachment A - Status of Programs Contained in Prior Housing Element, actions taken over the past several years have reduced the effects of these constraints. In addition, the governmental constraints analyzed below have been compared with those of surrounding communities and have been found to be no more stringent than the rest of the County.

A. Land Use Controls

Land Use Designations

The Land Use Element of the City of Simi Valley General Plan sets forth the City's policies for guiding residential development. These policies establish the amount and distribution of land allocated for residential uses throughout the City. The City's Municipal Code, Title 9, implements the land use policies of the General Plan by establishing development regulations, which are consistent with General Plan policies. The residential land use categories of the General Plan, and the allowable residential densities, are shown in Table 5.36.

TABLE 5.36 GENERAL PLAN RESIDENTIAL LAND USE CATEGORIES CITY OF SIMI VALLEY	
Land Use Category	Gross Allowable Density
Open Space Zone	1 dwelling unit per 40 acres
Residential Estate Zone	1 dwelling unit per acre
Residential Very Low Density Zone	2 dwelling units per acre
Residential Low Density Zone	2.6 dwelling units per acre
Residential Medium Density Zone	3.7 dwelling units per acre
Residential Moderate Density Zone	7.0 dwelling units per acre
Residential High Density Zone	15.0 dwelling units per acre
Residential Very High Density Zone	25.0 dwelling units per acre
Mobile Home Zone	8 dwelling units per acre

Housing supply and costs are greatly affected by the amount of land designated for residential use and the density at which development is permitted. According to the City of Simi Valley General Plan, at buildout, about 44,335 acres or approximately 80 percent of land in the City will be developed for residential uses. Much of this area, however, is included as open space and is otherwise not buildable because it is located in a hillside area or is outside of City's Sphere of Influence.

Review of General Plan land use designations and vacant land within the City indicates that there is a sufficient amount of undeveloped and underdeveloped land available to provide new housing opportunities throughout the City. Although much of this land is located at the periphery of the valley floor and within outlying canyon and hillside areas, vacant and/or underutilized parcels are also available on the valley floor as indicated in the Resource Inventory. A sufficient amount of vacant residentially zoned land, including high density residential, is available throughout the community, which will provide for the dispersment of affordable housing projects, consistent with goals and policies that discourage the concentration of lower cost housing.

Policy Regarding 80 Percent Single Family /20 Percent Multi-family

The Housing Element policy regarding the mix of housing types under the Construction Policies of the Housing Element was adopted as part of the General Plan to project the unit mix at General Plan buildout, and was later modified to exempt senior housing from the formula. It is currently estimated that ultimate construction within the City at General Plan buildout will generally adhere to the 80/20 policy since the current ratio of single-family homes to multi-family and attached homes is approximately 81 percent to 19 percent.

As noted on Table 5.33, there is a sufficient amount of residentially zoned land at Residential High or Very High densities to satisfy the City's housing needs. Such zoning already takes into consideration the 80/20 build out ratio. Consequently, the policy does not constitute a constraint for any type of residential development. The policy is expected to be reviewed as part of the General Plan Update currently projected to commence in 2002.

Development Standards

The City of Simi Valley's single-family and moderate density residential standards are very similar to those of the Cities of Thousand Oaks and Moorpark. The City of Simi Valley's high-density residential standards are also very similar, except that the City provides for a lower density range (15 units/acre for Residential High and 25 units/acre for Residential Very High versus 30 units/acre for High/Very High Density Residential for Thousand Oaks and Moorpark). A comparison of density and development standards is included in Table 5.37.

**TABLE 5.37
COMPARISON OF DEVELOPMENT STANDARDS**

City	Maximum Density	Yard Setbacks			Off-Street Parking	Maximum Height
	Units/Acre	Front	Side	Rear	Spaces/Units	
Very Low Density Residential						
Simi Valley	2 du/ac.	20 ft.	5-10 ft.	20 ft.	2 (1 covered)/du	30 ft.
Moorpark	1 du/ac.	20 ft.	5 ft.	15 ft.	2 covered/du	25 ft.
Thousand Oaks	1 du/ac.	20 ft.	5 ft.	20 ft.	2 covered/du	25 ft.
Low-Density Residential						
Simi Valley	2.6 du/ac.	20 ft.	5-10 ft.	20 ft.	2 (1 covered)/du	30 ft.
Moorpark	2 du/ac.	20 ft.	5 ft.	15 ft.	2 covered/du	25 ft.
Thousand Oaks	2 du/1 ac.	20 ft.	5 ft.	20 ft.	2 covered/du	25 ft.
Medium-Density Residential						
Simi Valley	3.7 du/ac.	20 ft.	5-10 ft.	20 ft.	2 (1covered)/du	30 ft.
Moorpark	4 du/ac.	20 ft.	5 ft.	15 ft.	2 covered/du	25 ft.
Thousand Oaks	6 du /1ac.	20 ft.	5 ft.	20 ft.	2 covered/du	25 ft.
Simi Valley	7 du/ac.	20+ ft.	5-10 ft.	20 ft.	2 (1 covered)/du	30 ft.
Moorpark	7 du/ac.	20 ft.	5 ft.	15 ft.	2 covered/du	25 ft.
Thousand Oaks	7 du/ac.	20 ft.	5 ft.	20 ft.	2 covered/du	25 ft.
High/Very High Density Residential						
Simi Valley	25 du/ac	20+ ft.	10-15 ft.	20 ft.	2.5 (1 covered)/du	40 ft.
Moorpark	30 du/ac	20 ft.	15 ft.	15 ft.	2 covered/du	35 ft.
Thousand Oaks	30 du/ac	20 ft.	10 ft.	20 ft.	2 (1 covered)/du	45 ft.

B. Building Codes and Enforcement

The City's building codes are based on the California Building, Plumbing, Mechanical, and Electrical Codes published by the International Conference of Building Officials and the National Fire Protection Agency. These standards cannot be revised to be made less stringent without compromising basic public safety considerations. No regulations have been identified that would unnecessarily add to the cost of housing.

Site improvements typically occur in conjunction with the development of residential parcels. Through the completion of a zoning clearance application, various municipal departments (public works, engineering, police), County agencies (flood control, fire), special districts (parks and recreation), and utility companies (water, sewer, gas, electric) review the residential development and collect fees, if applicable, to ensure that adequate service can be provided to the parcel.

Enforcement of building codes typically occurs at various stages of dwelling unit construction by the Building and Safety Division. Before utility service is made available to the residential unit, a final inspection ensures that the dwelling unit meets all applicable building codes.

Potential building code violations that occur after completion of a residential unit are usually reviewed on a complaint basis by the Building and Safety Division.

The City performs systematic enforcement of building and zoning codes in response to public complaints. However, enforcement of local building and zoning codes does not represent either a potential or actual constraint on the availability of affordable housing.

C. Planning Entitlement Fees

The amounts charged to applicants by the City of Simi Valley for various planning approvals are similar to those charged by surrounding communities. A brief survey of comparably-sized communities in Ventura County shows that entitlement application fees charged by the City of Simi Valley are similar to and, in some cases, less than those charged by Moorpark and Thousand Oaks.

**TABLE 5.38
COMPARISON OF PLANNING ENTITLEMENT FEES**

City	Fee Category			
	General Plan Amendment	Change of Zone	Tentative Subdivision Map	Variance
Simi Valley	\$5,721	\$2,222	TM \$4,277 + \$5/lot PM \$2,030	\$1,915
Moorpark	\$2,200 + \$9.55/acre	\$2,464	\$2,728 + \$67/lot PM/TM	\$440
Thousand Oaks	\$3,645	\$3,640 (\$1,820 if processed concurrently)	\$6,975 + \$85/lot PM/TM	\$2,485 (\$1,491, if processed concurrently)

Source: City of Simi Valley, Department of Environmental Services; Moorpark Community Development Department; Thousand Oaks Planning and Community Development Department.

Since the City of Simi Valley's fees are comparable to nearby cities in Ventura County, they do not serve as a constraint to the development of housing.

D. Development Impact Fees and Taxes

Development fees can pose a constraint on the production of housing units and adversely affect housing affordability, especially when they are higher than those found in surrounding communities. A survey of fees imposed by comparably-sized communities was conducted to determine how they compare to the development fees charged in the City of Simi Valley. The impact fees shown in Table 5.35 represent the typical fees which would be imposed on the construction of a single-family dwelling unit. For multi-family residential projects, fees are assessed on a per unit basis.

TABLE 5.39
RESIDENTIAL DEVELOPMENT IMPACT FEE/TAX COMPARISON

Fee/Tax Category ¹	City of Simi Valley	City of Moorpark	City of Thousand Oaks
Building Permit Fee	\$1,105	\$1,010	\$1,050
Fire	\$233	\$233	\$233
Schools	\$2.05/sq. ft.	\$1.93/sq. ft.	\$1.93/sq. ft.
Police	\$260	\$392.40	\$260.00
Flood	\$599	\$599	\$599
Sewer	\$2,689	\$2,500	\$2,500
Water	\$1,351	\$1,351	\$1,351
Park	\$2,676	\$3,000-3,500	\$3,000-3,500

¹ Fees charged for single-family residential unit (1,500 square feet)

Additional fees for utility connection, water service, planning review, engineering plan check, and a bedroom tax are levied during the development process. The fees charged by the City or Special Districts typically reflect actual processing or service costs. Environmental Services Department fees are held in a trust account for the project applicant. Staff cost, based upon an hourly rate established to cover 80 percent of all expenses, is charged against the application fee account for time spent in project review; unused fees in the account are refunded to the applicant.

Dedication of land for parks, schools, open space, cultural resource preservation, scenic parkways, and visual amenities may reduce the amount of developable land and increase unit cost. The developer ultimately passes on this cost to the homebuyer, as market forces permit.

The cost of development on the periphery of the City may be affected by the need to construct infrastructure (sewer and water lines, storm drains and streets). The City's Hillside Performance Standards limits hillside development to preserve natural and aesthetic resources and to reduce the danger of landslides and wildfires. Hillside development is also limited because of increased grading costs and slope stabilization requirements. (These issues are discussed further in the Conservation/Open Space, Community Services, Circulation, and Safety Elements of the General Plan).

State-imposed building code requirements also increase the cost of housing. Recent changes to the code designed to improve earthquake safety, noise attenuation, energy efficiency, and handicapped access increases construction costs but avoids long-term costs of damage from earthquakes, reduces energy costs, and make the unit more liveable. The handicapped accessibility requirements are designed to promote equal access to housing for all residents.

The Government Code provides that cities, counties and special districts with adopted recreation elements may collect fees for park and recreation uses (Quimby Act fees). Fees are collected by the Rancho Simi Recreation and Park District based upon the requirement of a developer to provide 5 acres of land, or an in-lieu fee, for every 1,000 persons generated by a development. A similar in-lieu fee is levied by the Cities of Moorpark and Thousand Oaks.

This standard is the highest permissible under State legislation (the Quimby Act) and is typical of the standards set by other jurisdictions in the region. While Park District Quimby Act Fees may increase the cost of housing in the short term, this cost is repaid to the residents in the long run through their access to the parks and recreation programs. However, Park District Quimby Act Fees are also substantially lower for affordable and senior units.

The City may defer fees to encourage affordable housing. Planning fees, in-house plan check fees and engineering fees can be deferred on a specific project to reduce the initial unit sales price. If necessary, the City has considered deferring the park and recreation fees to further guarantee affordability. Reduced park fees are levied for all affordable housing projects, including senior projects. Fee deferrals have been limited to affordable housing projects that target very low- and lower-income households.

Development fees and taxes in the City of Simi Valley are generally comparable to those charged in surrounding cities of comparable size. In some instances, the fees in the City of Simi Valley are lower. None of these fees or requirements presents an unreasonable constraint on housing construction, including affordable housing construction.

E. Growth Management Plans

Regional: 208 Water Quality Plan and Air Quality Management Plan

Regional growth management plans, which regulate population growth, have been adopted by the Board of Supervisors as well as most of the incorporated cities in Ventura County.

Both the 208 Water Quality Plan and Air Quality Management Plan (AQMP) set limits on population, dwelling units, and industrial and commercial acreage within the City of Simi Valley planning area. If future housing demand surpasses the limits established by the countywide growth management policies, the cost of housing in the City of Simi Valley will be affected, because limited supply in conjunction with increasing demand creates a marketplace susceptible to high unit prices.

The issues surrounding available water supplies and future demands have become important as Southern California confronts periods of drought, potential cutbacks in California's share of Colorado River water, and reductions in the yield from the State Water Project. In response to these conditions, the Metropolitan Water District (MWD) has urged counties, cities and other local entities to adopt water conservation measures.

The City of Simi Valley has a well-established history of water management through voluntary conservation measures. In 1985, the Waterworks District No. 8 (one of two water purveyors in the City, the other being the Southern California Water Company) adopted the Countywide Water Conservation Management Plan to encourage efficient water utilization through voluntary participation. The Plan covers four major categories: education and public relations, water system maintenance, regulation/policies and research. A number of conservation measures included in the Plan have been implemented in the City, including the periodic distribution of public information through newspaper ads and water conservation posters; meter calibration and maintenance programs; rate structure modification; metering of water during construction; providing previous water usage information on bills; and replacement of large and aging meters. The results of these actions have been positive and are reflected in the low average per capita use of water and the steady decline of unbilled water use.

The City does not anticipate that any future water restrictions will affect its ability to accommodate its share of the regional housing need.

City: Growth Management Plan

The City of Simi Valley has adopted a growth management plan in order to ensure that growth does not exceed the population limits in the Air Quality Management Plan. The City's Growth Management Plan, initially adopted by a vote of the People in 1986 and again in 1996, is implemented to encourage orderly development within the City while reducing air pollution, protecting the hillsides and promoting affordable housing.

A key feature of the Growth Management Plan is the allocation of building permits on an annual basis. This is done through the issuance of "grants" for each residential project of 4 dwelling units or more. Currently, the Plan provides for the annual distribution of 480 grants (one grant is the equivalent of one single family detached building permit, or 1.4 multi-family units, or 1.9 senior units). This annual allocation is sufficient to satisfy the approximately 390 annually prorated units required by the RHNA. As discussed in other sections of the Housing Element, the Residential Permit Allocation System gives priority to permits for affordable housing. For example, 34 percent of available quarterly grants, and 20 percent of unused (non-affordable housing) grants, are prioritized and set aside for low- and very low-income housing. Projects with a development agreement may either build 20 percent of their units as affordable housing, or contribute to a housing fund for development of the units in another area. The affordable housing grants (or building permits) also accumulate over time and may be used by any project providing housing for very low/low-income families or households. Based on the current rate of accumulation

of grants, including unused grants distribution (averaging 20 per quarter), sufficient building permits will be available to accommodate the development of approximately 350 affordable multi-family units by the end of 2001. Projecting this rate of accumulation through each subsequent year would result in the additional annual reservation of approximately 130 grants, which allows the construction of over 180 multifamily units per year for the period January 2002 through the end of the RHNA period in June 2005. These projected grants are sufficient to satisfy the City's very low and low-income housing requirements under the RHNA. The City preserves the long-term affordability of such units through Affordable Housing Agreements.

The Growth Management Plan incorporates features specifically designed to facilitate the development of affordable units. In addition to the accumulation of allocation grants in the Affordable Housing and Development Agreement Queues so an applicant need not wait for future allocations to commence construction; all affordable projects may borrow all the grants needed for the immediate construction of the project.

Applications for projects requesting allocation grants are accepted throughout the year and are evaluated every six months. Typically, a project will request placement in the Plan's system once it has obtained all the necessary planning approvals and while it is going through the construction plan review process. Placement in the system will occur at public hearings occurring twice a year, which are held within three months of the application deadline (in January and July). Because of the accumulation of grants over time and the ability to borrow ahead, grants for affordable projects are awarded immediately upon placement.

The City has already met the RHNA goals for housing for High Income households. In addition, the RHNA also identifies a need for an additional 717 Moderate Income units. That goal has been partially met with projects totaling 628 moderate-income units either built or approved during the period 1998 to 2001. It is estimated that approximately 13 percent of the allocation grants available between 2002-2005, not reserved for affordable units, could be developed with housing for Moderate Income households.

Rehabilitation, remodeling or replacement of existing units is exempt from growth management, as are projects, which are subject to a Development Agreement approved prior to 1996.

F. Permit Processing

The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

The City of Simi Valley has created a "customer-friendly" review procedure for development applications. The purpose of this procedure is to streamline the review process and to coordinate development requirements between City departments and outside agencies. This is accomplished through a 30-day "pre-application" review process conducted by the Department of Environmental Services. The pre-application accelerates the application process by reviewing a proposed project in its initial stages in order to identify impacts to City services and other agencies and to provide applicants with information on requirements, which must be met to obtain approval of their projects.

To further facilitate the application process, the Department of Environmental Services has also prepared information handouts, which describe their review procedures. The information handouts also identify and describe development impact and plan processing fees.

The length of time needed to complete the development review process and receive project approval depends on the complexity of the project and the nature of the approvals sought. Projects only requiring site plan review can be approved by the Environmental Services Director in an estimated time frame of 15 to 30 days. Projects requiring a planned development permit, tentative tract or other similar entitlement must be acted upon by the Planning Commission and completion of this process typically takes 3 to 5 months. City Council approval is required for projects requiring a general plan amendment, specific plan, change of zone or affordable housing agreement. This process generally takes 6 to 9 months to complete.

Some discretionary actions require the preparation of an environmental impact report (EIR) before a project can be approved. The need to prepare an EIR can substantially lengthen the development review process, often taking up to 1 year to obtain project approval. However, preparation of an EIR is not often needed for residential projects in the City of Simi Valley. The construction of individual single-family dwellings is Categorically Exempt from CEQA requirements and most multi-family residential projects can be approved with the issuance of a Negative Declaration.

The amount of time required to process permits in the City of Simi Valley is not considered a constraint to the development of housing. The City has taken constructive steps to help facilitate new development and improve the efficiency of the review process.

G. Service and Facility Infrastructure

In order for new housing development to occur, adequate public services and infrastructure must be in place or be capable of being readily expanded or extended to serve a project. More information about the adequacy of public services and facilities is presented below.

Water Service

Each year, approximately 25,000 acre-feet of water is provided to residents of the City of Simi Valley by the Southern California Water Company and Ventura County Waterworks District No. 8. These two agencies receive their water from the California Aqueduct System through the Calleguas Municipal Water District. Facilities also exist to deliver Colorado River water in the event service is disrupted from the California Aqueduct System. Approximately 33 million gallons of water is kept in storage tanks within the City of Simi Valley area for operational purposes, fire protection, or other emergency services.

Bard Reservoir, which serves the eastern portion of Ventura County, including the City of Simi Valley, has a total storage capacity of 10,000 acre feet and is also intended to be an emergency water supply for this area.

Wastewater Collection and Treatment

Wastewater collection and treatment is provided to the residents of Simi Valley by the Simi Valley Water Quality Control Plant. The treatment plant is located in the Public Services Center at the west end of the City adjacent to the Arroyo Simi. The treatment plant was expanded in 1990. As of December 1999, the treatment capacity of the treatment plant was 12.5 million gallons per day (MGD). Future expansion to this treatment plant will increase capacity to 16.5 MGD. This expansion will provide ongoing treatment capacity in excess of the anticipated growth rate of flow demands.

Public Services

Public services in the City of Simi Valley are generally adequate. However, future residential growth in the City will require additional public service personnel, including additional police and fire personnel as well as expanded senior services to serve the growing senior population.

H. State and Federal Assistance Programs

The availability of future government funding for the provision of affordable housing in the City is difficult to determine. The City has worked continuously with the Area Housing Authority of the County of Ventura to provide housing assistance to very low- and lower-income residents and intends to continue to seek such assistance in the future. In addition, the City is an active participant in the HOME Program, as well as in the Mortgage Revenue Bond and Tax Credit Programs.

Indicators such as the percentage of lower-income residents and the age and condition of the housing stock are used by HUD and HCD to determine whether a community is qualified to participate in their respective housing and community development programs. Referencing the information provided in the Community Profile section of this element, the characteristics of the existing population and housing stock within the City do not pose a significant constraint on the City of Simi Valley's participation in state and federal housing assistance programs. However, the limited availability of funds from these sources and the vigorous competition among communities for the funds that are available represent an actual constraint on the City's ability to utilize such programs to improve the condition and expand the supply of affordable housing in the City of Simi Valley. The applicability of various housing programs to the City of Simi Valley is examined in the Housing Program section of this element.

As non-renewable energy resources have been progressively depleted and energy costs continue to rise, people have become increasingly aware of energy conservation measures, primarily as a means to offset and control rising costs. While the use of alternative energy sources and energy-conserving designs is most advantageous when developing new housing, there are also numerous energy-conserving measures, which can be applied to older housing.

Some of the opportunities for energy conservation listed below have been incorporated into actions in the Housing Program section of this element. For example, the residential rehabilitation program will continue to offer weatherization services in connection with other repair work.

5.7.1 Insulation and Weatherproofing

Most older homes were built when there was little concern for the use of oil, natural gas, or electricity for heating or cooling purposes. Additionally, the window and door openings were intended for passage or to allow light into the home, but did not make much attempt to conserve energy. To conserve heat (or air conditioning) and minimize the loss ratio, the owners of older homes can do some of the following:

- insulate attic space and exterior walls
- fit windows and doors with air-tight devices
- caulk door and window frames
- reconnect disconnected ductwork
- seal tops of plumbing walls, around fixtures in dropped ceilings
- seal around plumbing fixtures and pipes
- seal around light fixtures and light switches
- seal gaps where floors, walls, and ceilings meet
- seal crawl space around bathtubs
- install glass doors on fireplaces
- keep fireplace damper closed, except when you have a fire
- insulate raised floors
- replace furnace and air conditioning filters once a month
- install water heater blanket

5.7.2. Natural Lighting

Daytime interior lighting costs can be significantly reduced or eliminated with the use of properly designed and located skylights and windows. New windows should be carefully sited to provide interior light while avoiding direct sunlight into the dwelling. Installation of windows on the north rather than south side of the building, or adding canopies or wide eaves over windows allows increased lighting inside while reducing direct sun during the hottest months of the year.

5.7.3 Lowering Lighting Costs

Lighting a home accounts for almost 25 percent of total electricity usage each month. Many products are available to help residents reduce home lighting costs, including the following:

- use three-way incandescent bulbs wherever possible to maintain the level of light you need for various activities
- convert incandescent bulbs to compact fluorescent lamps where possible
- replace the coated 7-watt incandescent bulb in the night light with a clear 4-watt type
- install single socket ceiling fixtures that use high-wattage ER (elliptical reflector) incandescent bulbs. Multiple socket fixtures cost more to light
- replace 100-watt or 150-watt reflector bulbs in ceiling fixtures with 50-watt or 65-watt ER bulbs
- replace the 200-watt incandescent bulb in the kitchen with a two-lamp 40-watt fluorescent fixture
- install low-watt deluxe warm white fluorescent lamps under cabinets to minimize use of overhead lighting
- convert bathroom incandescent fixture to a fluorescent one
- install photocell or motion sensor on outdoor security lighting
- repaint dark colored walls with lighter colors
- turn off lights when not needed

5.7.4 Solar Energy

Solar energy is a practical, cost effective, and environmentally sound way to heat, cool, and power a home with an unlimited resource. In southern California, with its plentiful year-round sunshine, the potential uses of solar energy are numerous. With proper design, this resource provides for cooling in the summer and heating in the winter; it can also heat water for domestic use and swimming pools and generate electricity.

There are two basic types of solar systems: active and passive. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense materials such as concrete or adobe to better absorb heat. Properly placed windows, overhanging eaves, and landscaping can all be designed to keep a house cool.

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical pumps to circulate warm water, and is typically used to heat swimming pools. Solar heated water can also be used to supplement domestic hot water heating systems. Photoelectric solar panels can be used to convert the sun's rays directly to electricity, which can serve to reduce electric bills. Technology has made these cells increasingly efficient and reduced their cost to the level, which may make them more popular with the average consumer, especially in a sun-rich community such as Simi Valley.

Although passive solar systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to both cool and heat a house and provide it with hot water and electricity. This may mean lower energy costs for Simi Valley residents who presently depend on conventional fuels. The City encourages the use of passive solar systems in new residential construction.

5.7.5 Energy Conservation Programs

Southern California Edison provides electric service to Simi Valley residents, while the Southern California Gas Company is the natural gas utility. Both companies offer a variety of energy conservation programs, which are available to residents.

Southern California Edison currently offers the following programs to its customers to help conserve electricity:

- Energy audits; SCE personnel visit homes, audit energy use, and provide a detailed list of recommendations about where electric consumption can be reduced in individual homes.
- Refrigerator Rebate Program; customers who purchase specified energy efficient refrigerators can apply for a rebate.

The Southern California Gas Company currently offers the following programs to conserve natural gas:

- weatherization assistance to qualified low-income households
- appliance repair for qualified low-income households
- home energy fitness; survey audit of home energy use
- incentives to switch from electric to more efficient gas appliances
- buyer's guides for appliances; guides help consumers purchase every efficient appliances

5.7.6 New Construction

The City of Simi Valley will require the use of energy efficient lighting and air conditioning and heating systems in the design of new residential units. The City will also continue to encourage developers of new subdivisions to minimize energy use by taking advantage of sun/shade patterns, prevailing winds, landscaping, and building materials.

Both Southern California Edison and Southern California Gas Company have programs to encourage energy conservation in new construction. Southern California Edison's energy rebate programs applies to residential developers as well as individual customers, and the Southern California Gas Company's Energy Advantage Home Program has a partnership with residential developers who install energy-efficient gas appliances.

Tables 5.40 and 5.41 outline energy conservation features for new construction and existing units and energy conservation measures for residents.

TABLE 5.40 ENERGY CONSERVATION FEATURES FOR NEW CONSTRUCTION AND EXISTING UNITS	
A. Energy-efficient Equipment 1. Gas ranges with pilotless ignitions 2. Gas water heaters 3. Gas forced air furnaces with pilotless ignitions 4. Wall furnaces with automatic thermostats 5. Clothes dryers with pilotless ignitions 6. Electric ranges with heat resisting glass surfaces 7. Programmable thermostats 8. Clothes dryers with load specific timing	C. Energy-efficient Construction 1. Double-glazed windows and doors 2. Glass area less than 12 percent of heated space 3. Foam-filled (or equivalent) insulated exterior doors 4. Insulation in attic increased to R22 or R30 5. Insulation in walls increased to R19 6. Slab perimeter insulation R7 or greater 7. Hot water pipe insulation of one-half inch or more in unheated areas 8. R7 or greater insulation under wood floors
B. Energy-efficient Support Measures 1. Plant a shade tree 2. Thermostats with setback capability 3. Clogged-filter indicators on heating systems 4. Fireplace dampers with exposed handles 5. Heat-exchangers in fireplace or free-standing solid fuel units 6. Humidifiers added to heating systems 7. Flue dampers as integral part of forced air unit heating systems	D. Energy-efficient Electrical Equipment 1. Air economizers in conjunction with cooling system 2. Dishwashers with power saving drying cycles 3. Air conditioning (central) or room units with Energy Efficient Rating of 9 or more 4. Florescent lighting in kitchen, bath, and recreation rooms

**TABLE 5.41
ENERGY CONSERVATION MEASURES FOR RESIDENTS**

A. Heating/Cooling	C. Laundry
1. Keep room temperature at 65 degrees or lower and turn heating control down at night or when away from home. Install a thermostat with a night setback feature. 2. Draw draperies at night to limit heat loss; open them on sunny days to let heat in. 3. Close damper when fireplace is not in use. 4. Check furnace filter monthly. 5. Turn off furnace pilot at end of heating season. 6. Weatherstrip windows and doors. 7. Caulk crack around windows and doors.	1. Wash and dry full loads, or adjust water level for the size of the load. 2. Wash clothes in warm or cold water. 3. Do not over-dry clothes; follow manufacturer's instructions for drying time.
B. Water Heating	D. Cooking
1. Take fast showers. 2. Repair leaky faucets. 3. Install water-saving showerheads, which restrict water flow. 4. Operate dishwashers only for full loads. 5. Set water heater thermostat below "normal." Turn to "pilot" position when away for extended periods of time (one week or longer).	1. Reduce cooking heat to simmer after cooking starts. 2. Cook by time and temperature; avoid opening oven door while food is cooking. 3. Use one-place cooking when possible; prepare meals using only the oven, broiler, or top burner. 4. Make sure all burners are off when not in use.

5.8 HOUSING GOALS, POLICES, AND QUANTIFIED OBJECTIVES

This section of the Housing Element sets forth the City's goals and policies relative to its previously identified housing needs and also analyzes the City's quantified housing objectives for the planning period of this element (1998-2005). Goals are general statements of the desires and aspirations of the community with regard to the future supply of housing within the City and represent the ends to which housing efforts and resources are directed. Policy statements are more specific and provide well-defined guidelines for decision-making. The proper basis for any plan of action is a well-integrated set of goals. The Simi Valley City Council adopted a series of formal housing goals in conjunction with the 1993 Housing Element. These goals have been retained and expanded in preparing this updated element, while the supporting policies have been revised and augmented as necessary.

5.8.1 Housing Goals

The Housing Goals of the 1993 Housing Element are still applicable and have been included in this updated element.

1. Create a balanced community with services and housing opportunities for all economic segments of the community.
2. Maintain and improve, where necessary, the existing residential stock.
3. Conserve housing for all economic segments of the community.
4. Provide a wide range of housing types and an adequate supply of affordable housing while maintaining the quality of life for all residents.
5. Establish programs to meet the special needs of target groups.

5.8.2 Policies

A. Housing Availability and Production

1. In order to meet the goal of providing a balanced community, a wide choice of new housing should be available featuring a range of styles, types, densities and amenities.
2. Densities should be directed toward an overall 80 percent single-family/20 percent multi-family mix, except for senior housing.
3. The City should provide diversity in the type of housing units for all family types and incomes.

4. The City will encourage a variety of housing construction styles. In order to reduce construction costs, some residential development should be allowed to include non-traditional construction techniques.
5. The City should designate certain areas to encourage the provision of a variety of housing lifestyles, including, but not limited to, rental housing, townhouses, cluster developments, condominiums, apartments, single-family dwellings, factory-built housing, mobile home parks, mobile home subdivisions, equestrian and estate lots, emergency shelters, and transitional housing.
6. The City shall use the Land Use Element of the General Plan and the Zoning Ordinance to ensure the availability of adequate sites for a variety of housing types.
- *7 The City should maximize use of residentially zoned vacant land within the City, particularly in areas contiguous to existing commercial development, in order to provide additional affordable multi-family housing.
- *8 The City should consider the re-zoning of underutilized or vacant commercial parcels to introduce multi-family housing.
- *9 The City should encourage the addition of new dwelling units (multi-family housing) on existing parcels in underutilized residential areas of the City where supported by existing zoning and parcel sizes.
- *10. The City shall ensure the compatibility of residential areas with surrounding uses through the separation of incompatible uses, construction of adequate buffers, and other land use controls.
11. Affordable housing developments should be conveniently located near public services, transit, and shopping facilities.

* New housing policies.

B. Housing Affordability

1. The City shall make necessary density bonuses or other incentives available consistent with State law and community interests. They shall be available to:
 - a. encourage affordable rental housing targeted for very low- and low-income households;
 - b. encourage affordable ownership housing targeted for low-income households;
 - c. provide housing to meet the needs of senior citizens and the handicapped.
2. Affordable housing developments should address the housing needs as defined in the City's appeal of the 1998 Southern California Association of Governments Regional Housing Needs Assessment.
3. The City shall continue to require developers to enter into affordable housing agreements to ensure the continuation of affordability of units in those projects that have received density bonuses for the provision of affordable housing.
4. The City should encourage attractive and functional designs for affordable housing during the development review process. Such policies should be accomplished through: (a) designs that blend harmoniously with the surrounding neighborhood; (b) exterior treatment that is compatible with market rate housing; (c) project designs that minimize safety and maintenance problems; and (d) provision of amenities such as recreational facilities or enriched landscaping.
5. The City shall continue to review the design of all housing developments to ensure that units designed to be affordable complement the character of the surrounding neighborhood and do not separate lower income families from the community. The City may allow unit clustering for purposes of facilitating the development of affordable ownership units and senior housing.
6. Whenever possible, incentives will be provided to developers of affordable housing to construct affordable housing for groups with special needs in relationship to the amount of affordable units provided.
7. The City will continue to utilize the planned or cluster development permit process to provide for flexibility in housing design.

8. Manufactured housing may be encouraged to provide a supply of very low to median priced housing. Each mobile home subdivision or park designation should be limited to no more than 500 spaces and should be designed to promote a pleasing visual impact through unit design features, landscaping, provision of tree canopies and other design amenities.
9. The City will encourage the construction of affordable units in designated high and very high density areas.
10. A portion of the Community Development Block Grant (CDBG) funds should be allocated to assist in the provision of housing affordable to very low and lower income households.
11. The City, in cooperation with private developers, the public, and business groups should implement the goals outlined in the Consolidated Plan by providing very low-, low-income, and senior housing units through the density bonus and other incentives programs.
12. The City shall make available density bonuses or other development incentives to achieve affordable housing.
- *13. The City shall utilize the financial resources of the Community Development Agency's Housing Set-Aside Fund to assist developers who desire to construct new affordable housing units in the City.
- *14. The City should investigate and pursue state and federal programs and funding sources designed to expand housing opportunities for low- and moderate-income households, including first-time homebuyers, the elderly, and the handicapped.
- *15. The City should assist private developers, non-profit organizations, and public agencies involved in the provision of affordable housing in identifying and assembling sites suitable for the development of very low, lower and moderate-income housing.
- *16. The City should work with local lending institutions to maximize private financing for the construction of new, very low-, lower- and moderate-income housing.
- *17. The City should actively seek affordable housing developers through appropriate advertisements in development publications and in metropolitan area newspapers.

- *18 The City should utilize a variety of programs to provide below market rate mortgage financing for both sales and rental units, when existing financial markets fail to provide affordable home financing.
- *19 The City should continue to promote the affordability of existing housing units for very low-income households by encouraging the Area Housing Authority to maintain at least 400 Section 8 certificates/vouchers for eligible City residents.

Special Needs Housing

1. The City will attempt to provide housing for special household groups in an equitable and balanced manner.
2. The City will encourage housing programs, which address the special financial needs of very low-income senior citizens.
3. The City will encourage the construction of specialized housing for senior citizens in the community, including planned senior communities.
4. The City will encourage the placement of senior housing on public transit routes within a short walking distance of daily shopping facilities and near medical facilities.
- *5. The City should work with individuals who want to build second dwelling “granny housing” units on existing residential lots, in accordance with State law, in order to increase the supply of housing for elderly households.
6. The City will encourage the construction of very low- and lower -income housing units of three bedrooms or more for large family households.
7. The City will review developments, which are receiving financial incentives and/or a density bonus to ensure that a reasonable number of units are designed and equipped for handicapped persons.
8. The City will continue the referral service of assisting families and persons in need of emergency shelter.
9. The City will encourage construction of affordable residential development in areas of the City where the amenities needed by single parent families exist.
10. The City will encourage construction of affordable units for single parent families, which include childcare facilities.

11. The City will encourage construction of affordable housing units, which meet the design needs of the handicapped.
12. All new structures and facilities shall provide handicapped access pursuant to State law.
13. The design of sidewalks, parking, and public areas for both single and multi-family units shall facilitate access by the handicapped as required by State law.
14. The City shall encourage the development of emergency shelters and transitional housing by identifying the appropriate potential sites for such development.

C. Housing Conservation and Improvement

1. The City, its residents, and the business community should make every effort to ensure that all residential areas are properly maintained.
2. The City should utilize its code enforcement capabilities to ensure that landlords renting unsanitary and unsafe housing units correct identified code violations.
3. The City should encourage continued maintenance of currently sound housing through a local information and assistance program.
4. Affordable housing should be located in areas that avoid isolation of such units from the community or essential services.
5. The City shall continue to implement programs that preserve the City's existing affordable housing stock.
6. The City will support actions, which result in a reduction in public service costs to its residents and/or a reduction in housing costs.

Housing Rehabilitation

7. The City should continue to offer home rehabilitation programs to very low-, lower- and median-income homeowners to maintain existing neighborhoods.
- *8. The City should encourage the rehabilitation of substandard dwelling units instead of requiring their demolition, whenever possible, to preserve the existing affordable housing stock.

9. The City should work with State legislators in support of legislation, which would delay property tax increases on rehabilitated housing for a reasonable period of time.
10. All rehabilitated structures and facilities shall provide handicapped access pursuant to State law.

D. Opportunities for Energy Conservation

- *1. The City should encourage the use of energy conserving techniques in the siting and design of new housing.
- *2. The City shall actively enforce all state energy conservation requirements for new residential construction.
- *3. The City should allow use of rehabilitation assistance funds to make residences more energy efficient.
- *4. The City should make local residents aware of any free home energy surveys performed by local utility services as a means to reduce energy consumption and, in turn, overall long-term housing costs.
- *5. The City should encourage and promote the maximum use of passive solar heating and cooling opportunities in housing units throughout the City provided this does not increase overall housing costs.

E. Removing Constraints

1. The City shall identify potential sites which will be made available through appropriate zoning and development standards and with public services and facilities and encourage the development of a variety of housing types and lifestyles for all economic segments of the community.
- *2. The City should periodically reexamine local building design requirements, in light of technological advances and changing public attitudes, for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.
3. The City will continue to work with other public agencies and private enterprises, which provide service or housing within the City.
4. The City should continue its active membership in the Area Housing Authority of Ventura County.

5. The City should continue a program to inform the citizenry of the depth and variety of housing needs existing in the community, and assist businesses and citizen groups which desire to involve themselves in providing a means of meeting the City's housing needs.
- *6. The City will monitor the performance of local lending institutions in regard to meeting the credit needs of all economic segments of the community.
- *7. The City should continue to offer financial incentives to developers of very low- and/or lower-income housing projects as funds become available.
- *8. The City should continue the policy of expeditious processing of residential development proposals and permits and granting priority queuing to permit applications for affordable and/or senior housing projects.
- *9. The City should continue to offer financial assistance to private builders for site acquisition to develop affordable housing.

F. Equal Housing Opportunity

1. The City will continue fair housing outreach efforts to eliminate housing discrimination based on race, color, creed, national origin, age, handicap, sex, or marital status.
- *2. The City will utilize local fair housing agencies to promptly investigate complaints involving housing discrimination.
- *3. The City will continue to promote greater awareness of tenant and landlord rights.
4. The City will allow use of rehabilitation assistance funds to remove architectural barriers in residences occupied by handicapped persons.
- *5. The City will continue to assist and support local social service agencies in their applications for federal funds to provide emergency shelters for homeless individuals and families.
- *6. The City will promote the provision of both purchase and rental housing to meet the needs of families of all sizes.

G. Administration

1. The City will continually monitor residential and population growth to ensure that they do not exceed current growth limitations of the Air Quality Management Plan and adopt regulations to limit the rate of residential growth as necessary.
2. The City will continue a public awareness campaign to familiarize the public with the potential dangers inherent in the lead based paint and in aluminum wiring used in some early residential housing tracts.
3. The City shall update the Consolidated Plan as part of the City's Housing and Community Development Block Grant application process.
4. The City should continue to update the Housing Element as part of the City's General Plan and consider revisions based on the following occurrences: (a) availability of information from the 2000 Census; (b) new or adjusted Regional Housing Needs Assessment figures; or (c) State mandated revisions.

5.8.3 Housing Programs and Goals and Impact on Affordable Housing

The Regional Housing Needs Assessment establishes a development target of 1,021 low- and very low-income units in Simi Valley during the 7½-year period extending from January 1, 1998 through June 30, 2005. The Simi Valley Community Development Agency, in its Five Year Implementation Plan - Ten Year Housing Production Plan, anticipates that affordable housing projects currently under construction and in the review process will meet more than 50 percent of the projected need of 1,021 units. Table 5.42 provides a projection of the number of very low- and lower-income housing units that could potentially be built during the RHNA period.

TABLE 5.42 AFFORDABLE HOUSING DEVELOPMENT JANUARY 1, 1998 - JUNE 30, 2005 VERY LOW/LOWER INCOME UNITS	
Units completed since January 1, 1998	374
Units approved/unbuilt	81
Potential development/vacant sites	402
Potential development/underutilized sites	247
TOTAL	1,104

Both Table 5.33 on page 45 and Table 5.42, on page 83, indicate existing progress and future potential for the construction of affordable housing in the City. To achieve future affordable housing objectives (primarily for development on vacant and underutilized sites) the City will be actively implementing the specific program actions included in Chapter 5.9, including the provision of financing for affordable and senior affordable housing as well as the granting of density bonuses for affordable housing projects. The utilization of many of the tools included in these programs has resulted in the production of affordable housing in the past and will continue to do so in the future.

5.8.4 Quantified Objectives

As shown in Table 5.43, the City expects 4,925 new dwelling units to be constructed in Simi Valley during the current (1998-2005) planning period. The City further anticipates that 150 units will be rehabilitated through 2005 and 9 lower- and moderate-income housing units will be conserved. These estimates are based on an evaluation of the 1993 Housing Element, the needs assessment, the regional housing need, and on current and projected residential developments.

TABLE 5.43 QUANTIFIED OBJECTIVES BY INCOME CATEGORY -- 1998-2005			
Income Category	New Construction ¹	Rehabilitation ²	Conservation ³
Very Low	414	60	--
Low	254	60	6
Moderate	685	30	3
Above Moderate	3,572	--	--
Totals	4,925	150	9

¹ Based on estimated number of units currently under review, present population estimates and projections, building permit and completed unit records, and historical development trends.

² Does not include privately financed improvements, only those units rehabilitated with public assistance.

³ Lower income rental units "at-risk" of converting to market rate units. Nine (9) units are "at-risk" by 2005, while 125 additional units could convert during the subsequent planning period.

Recognizing that the 4,925 projected new units represents an approximately 60 percent increase in the housing production rate experienced over the past planning period (1993 to 1998), but that the current planning period is 2½ years longer than the prior planning period, this objective seems realistic and attainable. However, despite the financial and other incentives to be offered by the City, the timing for the development of additional housing depends upon decisions made in the private marketplace, over which the City has little control.

5.9 Housing Programs

This section of the Housing Element sets forth a 7½-year schedule of actions to implement the City's housing policies and thereby achieve its housing goals. Similar to the policies, these actions have been organized under seven major issue areas identified in State law. The actions to be undertaken by the City have been programmed to facilitate implementation and evaluate progress. The anticipated impact, responsible agency, potential funding source, and schedule for each action are discussed.

The anticipated accomplishments have been quantified where possible. These estimates were generated on the basis of past performance as well as the resources that are available to the City for addressing local housing needs. In this respect, the anticipated accomplishments are realistic. A summary of quantifiable housing objectives is presented in Table 5.38.

The housing program presented herein will not eliminate all existing housing needs in the City of Simi Valley. It would be unrealistic to expect Simi Valley or any other city in the State to accomplish such a goal in a relatively short period of time (i.e., 7½ years) with the limited resources available. However, this program does represent a continuing and meaningful effort on the part of the City of Simi Valley to expand the local supply of housing while improving the quality and affordability thereof.

5.9.1 Actions in Support of Housing Availability and Production

1. **Action:** Continue to implement the City's density bonus program which allows for a 25 percent density bonus above the maximum units allowed by the General Plan top of the development range. The City will continue to require that applicants receiving density bonuses or equivalent incentives enter into affordable housing agreements with the City which prescribe the selling price or rental structure, dwelling unit mix, tenure and resale controls.
Anticipated Impact: 931 affordable units for very low- and low-income households (includes 592 senior housing units indicated under Action 2, below).
Responsible Agency: Department of Environmental Services
Financing: Private development
Schedule: Ongoing 1998-2005
2. **Action:** Continue to implement (in conjunction with Action 1) the density bonus program for affordable senior citizen housing units. When providing housing subsidies or density bonuses for senior housing, first priority will be placed on units, which benefit very low-income households.
Anticipated Impact: 592 market rate and affordable housing units for very low- and low-income senior households, including 353 units constructed between 1998 and 2000.

Responsible Agency: Department of Environmental Services

Financing: Private development

Schedule: Ongoing 1998-2005

3. **Action:** Continue to utilize the City's General Plan and Zoning Ordinance, in conjunction with the potential housing sites inventory, to provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities.

Anticipated Impact: Zoned residential property is available to accommodate 3,282 new residential units of which at least 730 units are projected to meet affordable housing needs.

Responsible Agency: Department of Environmental Services.

Financing: Department budget

Schedule: Ongoing 1998-2005

4. **Action:** Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses.

Anticipated Impact: Creation and maintenance of desirable living areas, physically separated or otherwise protected from incompatible uses.

Responsible Agency: Department of Environmental Services

Financing: Department budget

Schedule: Ongoing 1998-2005

5. **Action:** The City will continue to encourage the establishment of emergency shelters and transitional housing targeted for the use of Simi Valley residents by coordinating with and providing financial assistance to local and regional agencies. Furthermore, the City shall retain the Zoning Ordinance provisions to allow emergency shelters and transitional housing in residential areas, but shall discourage its concentration in any one area of the City.

Anticipated Impact: Undetermined number of homeless individuals or subset of the homeless population to be assisted (very low- and low-income households).

Responsible Agency: Department of Environmental Services

Financing: CDA Set-Aside, Community Development Block Grant, and/or Emergency Shelter Program (State-ESP funds)

Schedule: Ongoing 1998-2005

6. **Action:** The City will continue to implement First-Time Homebuyer Programs which are funded through mortgage revenue bonds, HOME and CDA Housing Set-Aside funds.

Anticipated Impact: In conjunction with other programs, 100 additional affordable housing units for low- and moderate-income households.

Responsible Agency: Department of Environmental Services

Financing: Bond issue funds and CDA Housing Set-Aside funds

Schedule: Ongoing 1998-2005

7. **Action:** Evaluate the implementation of transfer of development rights based on the following guidelines:

(a) The combined total number of residential units is to be considered as a single development proposal. The secondary site, which is proposed to receive the transferred development rights, must be identified and a planned development application submitted with the primary request. Both sites are to be posted and public notices sent to adjacent property owners at the time of project review.

b) The transfer of development rights to the secondary site may not result in a density on the site greater than that authorized by the top of the bonus range land use designation of the General Plan.

c) Construction of the affordable units on the primary and secondary sites must occur proportionally to the construction of the market rate units on each such site.

Anticipated Impact: Continued flexibility and creation of new opportunities for construction of affordable housing in underutilized or "in-fill" areas.

Responsible Agency: Department of Environmental Services.

Financing: Private development

Schedule: 2003

5.9.2 Actions in Support of Housing Affordability

1. **Action:** Continue to participate in and support the Area Housing Authority of Ventura County's attempts to secure additional Section 8 rental assistance for Simi Valley residents.

Anticipated Impact: Extended rental assistance to very low-income households in the form of the issuance of 50 additional Section 8 Housing Vouchers.

Responsible Agencies: Area Housing Authority of Ventura County and City of Simi Valley Environmental Services Department

Financing: HUD Section 8 Program

Schedule: Ongoing 1998-2005

2. **Action:** Continue to implement the City's Senior Rent Subsidy program which is designed to provide rental assistance to very low-income Simi Valley seniors awaiting HUD Section 8 Assistance.

Anticipated Impact: Provision of senior rent subsidies to approximately 250 very low- and low-income senior households over a 7 ½ year period. Note: Although assistance is provided to an average of 41 senior households per year, some households will be receiving assistance for more than a year.

Responsible Agencies: Area Housing Authority/Department of Environmental Services

Financing: CDA Housing Set-Aside funds

Schedule: Ongoing 1998-2005

3. **Action:** Amend the City's Affordable or Senior Housing Incentive Program Manual to establish procedures to address any potential displacement of very low- and lower-income residents from assisted housing units that may convert to market rate housing in the future.
Anticipated Impact: Preservation of 9 low- and moderate-income rental units during the first 7½ year period (1998-2005) and 71 low-income units during the second 5 year period (2005-2010) that could convert to market rate housing in the future.
Responsible Agency: Department of Environmental Services
Financing: CDA Housing Set Aside Funds
Schedule: 2003
4. **Action:** Work with local lending institutions in identifying lending opportunities for the construction, rehabilitation and/or purchase of housing affordable to low- and moderate-income households, as a means for them to fulfill their obligations under the Federal Community Reinvestment Act.
Anticipated Impact: Possible creation of additional sources of funding for the construction, rehabilitation and/or purchase of low- and moderate-income housing.
Responsible Agencies: Community Development Agency and Department of Environmental Services
Financing: Private lending/CDA Housing Set Aside Funds
Schedule: Ongoing. 1998-2005
5. **Action:** Continue to offer the deferral of development fees for proposed housing units affordable to very low- and lower-income households. In addition, certain fees associated with the processing of development applications with affordable housing agreements may be reimbursed to the applicant.
Anticipated Impact: Reduction in overall development cost as a means to facilitate the construction of very low- and lower-income housing.
Responsible Agencies: Department of Environmental Services, Building and Safety Division, and Public Works Department
Financing: CDA Housing Set Aside Funds.
Schedule: Ongoing 1998-2005
6. **Action:** Continue to encourage the use of innovative land use techniques and construction methods, e.g., clustering of units, density transfers, zero lot line development, etc., to minimize housing development costs.
Anticipated Impact: Reduction in housing development costs without compromising basic health, safety and aesthetic considerations.
Responsible Agency: Department of Environmental Services
Financing: Department budget
Schedule: Ongoing 1998-2005
7. **Action:** Continue to use financial incentives in the form of mortgage revenue bonds for new affordable housing construction.
Anticipated Impact: Continued availability of affordable housing units for low- and moderate-income households.

Responsible Agency: Department of Environmental Services

Financing: Mortgage revenue bonds

Schedule: Ongoing 1998-2005

8. **Action:** Continue to promote the use of below market interest rate mortgage programs operated by the California Housing Finance Agency (CHFA) as a means to facilitate the construction of new, affordable housing for moderate- income households.

Anticipated Impact: Production of new, affordable housing for purchase by moderate income, first-time homebuyers.

Responsible Agency: Community Development Agency/Environmental Services Department

Financing: CHFA Home Mortgage Purchase Program

Schedule: Ongoing 1998-2005

9. **Action:** Support the efforts of non-profit organizations and private developers to obtain State and/or Federal funds for the construction of affordable housing for lower-income households.

Anticipated Impact: Procurement of funding for the development of lower -income housing.

Responsible Agency: City/Community Development Agency

Financing: Various

Schedule: Ongoing 1998-2005

5.9.3 Actions in Support of Housing Conservation and Improvement

1. **Action:** Continue to pursue the following actions to ensure the preservation of affordable priced housing units:

(a) Adopt affordable housing agreements and establish deed restrictions on new rental and owner occupied affordable units to ensure their continued affordability;

(b) identify units at risk of losing affordability on an annual basis;

(c) consider the renegotiation of affordable housing agreements which are identified at risk of losing their affordability.

Anticipated Impact: Continued availability of affordable housing units for low and moderate-income households.

Responsible Agency: Department of Environmental Services

Financing: HOME/CDA Housing Set Aside Funds

Schedule: Ongoing 1998-2005

2. **Action:** Continue to publicize and provide financial assistance in the form of low interest and deferred payment loans or subsidies to "write down" the prevailing interest rate on private loans for the rehabilitation of residences owned and/or occupied by very low-, lower- and median-income households.

Anticipated Impact: Rehabilitation of deteriorated housing in the City, thereby preserving affordable housing opportunities for very low, lower and median income homeowners and renters. The program objective is the rehabilitation of 20 units per year, or 150 units over the current 7 ½-year planning period.

Responsible Agency: Department of Environmental Services

Financing: CDBG, HOME, and CDA Housing Set Aside Funds

Schedule: Ongoing 1998-2005

3. **Action:** Invest, directly initiate, and/or sponsor programs which provide needed construction and maintenance of infrastructure in support of housing.
Anticipated Impact: Encouragement of construction of new affordable housing and continued availability of affordable housing units for very low-, lower- and moderate-income households.
Responsible Agency: Departments of Environmental Services and Public Works.
Financing: CDBG/CDA Set Aside Funds/General Fund/Private development
Schedule: Ongoing 1998-2005
4. **Action:** Establish procedures to permit the relocation of existing affordable housing units from one area within the City, or from outside the City to another area within the City.
Anticipated Impact: Continued availability of affordable housing units for very low-, lower- and moderate-income households.
Responsible Agency: Department of Environmental Services
Financing: CDBG/CDA Set Aside Funds/Private development
Schedule: 2003
5. **Action:** Continue to support the activities of the Mobile Home Rent Mediation Board in resolving disputes between mobile home park residents and management and implementing guidelines for reasonable rent increases.
Anticipated Impact: Maintenance of rent stability for mobile home park residents and prevention of displacement of very low- and lower-income residents.
Responsible Agency: Department of Environmental Services; Mobile Home Rent Mediation Board
Financing: CDA Housing Set Aside Fund
Schedule: 1998-2005
6. **Action:** Continue to monitor housing conditions throughout the City, while periodically (i.e., every 5 years) conducting formal housing condition surveys.
Anticipated Impact: Prevention of housing deterioration in well-maintained neighborhoods and identification of areas to be targeted for rehabilitation assistance. City will respond to changing housing conditions, as necessary, with appropriate housing assistance/neighborhood improvement programs.

Responsible Agency: Department of Environmental Services.

Financing: Department budgets and CDA Housing Set Aside Funds

Schedule: Every five years. (Partial survey completed during 2000. To be updated by 2005).

7. **Action:** Continue to provide information and technical assistance to local property owners regarding housing maintenance.

Anticipated Impact: Proper, continued maintenance of currently sound housing, thereby preventing deterioration and avoiding the need for rehabilitation assistance.

Responsible Agencies: Department of Environmental Services/Building and Safety Division

Financing: HOME/CDBG/CDA Housing Set Aside Funds

Schedule: Ongoing 1998-2005

8. **Action:** Avoid displacement of residents in carrying out CDBG, HOME or CDA-funded activities, whenever possible, or otherwise provide appropriate relocation assistance.

Anticipated Impact: Prevention of very low- and lower-income households being displaced by housing rehabilitation or other CDBG/HOME/CDA funded activities.

Responsible Agency: Department of Environmental Services/Housing and Special Projects Division

Financing: HOME/CDBG/CDA Housing Set Aside Funds

Schedule: Ongoing 1998-2005

5.9.4 Actions in Support of Energy Conservation

1. **Action:** Utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences.

Anticipated Impact: Minimization of energy consumption in new housing.

Responsible Agencies: Department of Environmental Services/Building and Safety Division.

Financing: General Fund

Schedule: Ongoing 1998-2005

2. **Action:** Continue to require that all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code.

Anticipated Impact: Minimization of energy consumption in new housing.

Responsible Agency: Building and Safety Division

Financing: General Fund

Schedule: Ongoing 1998-2005

3. **Action:** Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program.
Anticipated Impact: Reduction in energy consumption in existing residences.
Responsible Agency: Department of Environmental Services
Financing: CDBG, HOME, and CDA Housing Set Aside Funds
Schedule: Ongoing 1998-2005
4. **Action:** Assist in distributing information to the public regarding free home energy audits and other programs available through local utility providers.
Anticipated Impact: Reduction in energy consumption in existing residences.
Responsible Agencies: Department of Environmental Services/Building and Safety Division
Financing: CDA Housing Set Aside/General Fund
Schedule: Ongoing. 1998-2005

5.9.5 Actions in Support of Removing Constraints

1. **Action:** Periodically reexamine the zoning ordinance (i.e., every 5 years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.
Anticipated Impact: Utilization of codes that do not unnecessarily add to the cost of housing, while reflecting technological advances and changing public attitudes.
Responsible Agency: Department of Environmental Services
Financing: General Fund
Schedule: 2000-2002
2. **Action:** Periodically reexamine the City's development fees and dedication requirements to ensure that they are in the range of similar service costs in surrounding communities. Defer fees for projects, which contain units for very low- or lower-income families.
Anticipated Impact: Control of development costs and fees in keeping with the general area; reduce or defer fees for very low and low housing projects.
Responsible Agency: Department of Environmental Services
Financing: CDA Set-Aside Funds
Schedule: 2000, 2002, 2004
3. **Action:** Consider amending the City's General Plan to permit multi-family residential development on vacant or underdeveloped commercial parcels which are compatible with residential uses.
Anticipated Impact: Increased availability of sites for development of affordable residential housing.

Responsible Agency: Department of Environmental Services

Financing: Not Applicable

Schedule: 2003-2004

4. **Action:** Consider the purchase of land (land banking) for the development of affordable housing when the opportunity to purchase land becomes available.
Anticipated Impact: Increased availability of sites for development of affordable residential housing.
Responsible Agency: Department of Environmental Services
Financing: CDA Set-Aside Funds
Schedule: 1998-2005
5. **Action:** Continue to implement an expedited development review process which includes pre-application review and providing project applicants with pertinent information regarding the various steps required to be completed in the review process and the time frame for their completion.
Anticipated Impact: Reduction in overall processing time and expediting approval of housing developments.
Responsible Agency: Department of Environmental Services
Financing: General Fund
Schedule: Ongoing 1998-2005
6. **Action:** Retain the Manufactured Home Overlay Zone that permits locating mobile homes certified under the National Mobile Home Construction and Safety Standards Act of 1974 on single-family residential lots.
Anticipated Impact: Undetermined number of sites would be developed with mobile homes for predominantly low-income households.
Responsible Agency: Department of Environmental Services
Financing: Not applicable
Schedule: 1998-2005
7. **Action:** Continue the program to allocate funds to defray the cost of land and/or required off-site improvements for very low- and lower-income housing projects.
Anticipated Impact: Reduction in overall development cost, thereby facilitating construction of lower-income housing.
Responsible Agency: Community Development Agency
Financing: CDBG, HOME, and CDA Set-Aside funds
Schedule: Ongoing 1998-2005
8. **Action:** Continue to support services to the homeless such as the Public Action to Deliver Shelter (PADS) program which provides meals and shelter to the homeless, as well as to other community churches and public service organizations that provide transitional housing, meals, other services to the homeless.
Anticipated Impact: Continued assistance to the homeless population.

Responsible Agencies: Simi Valley United Methodist Church, Simi Valley Presbyterian Church, Interfaith Coalition, ZOE Christian Center, and Commission on Human Concerns, Department of Community Services

Financing: CDBG

Schedule: 1998-2005

9. **Action:** Review and revise, as necessary, the Permit Allocation System to ensure that senior and affordable housing projects continue to be prioritized within the system and that they are eligible to receive 30 percent of all available building permits. Also, periodically evaluate persons per household calculations to reflect the most current demographic information available to the City.

Anticipated Impact: Continued availability of affordable units under the Growth Management Plan and systematic updates to the Residential Permit Allocation System.

Responsible Agency: Department of Environmental Services

Financing: Department budget

Schedule: 2000; 2002; 2004

10. **Action:** Continue to evaluate the City's overall residential development in order to ensure adherence to the policy directing development toward an overall 80 percent single family/20 percent multifamily, as well as monitor the City's continued ability to satisfy its share of the regional housing needs. In addition, review, as part of the 2002 General Plan Update, a review of the policy and its potential effects beyond the year 2005.

Anticipated Impact: Assurance of the City's ability to satisfy its housing needs.

Responsible Agency: Department of Environmental Services.

Financing: Department budget.

Schedule: Ongoing monitoring; evaluate further as part of 2002 General Plan Update.

5.9.6 Actions in Support of Equal Housing Opportunity

1. **Action:** Continue to provide outreach material on state and federal fair housing laws and direct complaints of housing discrimination to appropriate enforcement agencies (i.e., State Department of Fair Employment and Area Housing Authority of Ventura County).

Anticipated Impact: Assurance that all Simi Valley residents are afforded equal opportunity when attempting to secure housing.

Responsible Agencies: Department of Environmental Services/Area Housing Authority of Ventura County

Financing: CDBG

Schedule: Ongoing 1998-2005

2. **Action:** Continue to allow the removal of architectural barriers with funding from the City's residential rehabilitation program in order to provide barrier-free housing for handicapped or disabled persons.
Anticipated Impact: Continued removal of architectural barriers in residences occupied by handicapped or disabled persons.
Responsible Agency: Department of Environmental Services
Financing: CDBG, HOME, and CDA Housing Set-Aside funds
Schedule: Ongoing 1998-2005
3. **Action:** Enforce the handicapped accessibility requirements of federal fair housing law that apply to all new multi-family residential projects containing four (4) or more units.
Anticipated Impact: Provision of new barrier-free housing for handicapped or disabled persons.
Responsible Agency: Building and Safety Division
Financing: Department budget
Schedule: Ongoing 1998-2005
4. **Action:** Process and approve requests for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health and Safety Code, as a means of providing long-term transitional housing for very low-income persons.
Anticipated Impact: Provision of transitional housing for additional very low-income persons.
Responsible Agency: Department of Environmental Services/Housing and Special Projects Division
Financing: Department budget
Schedule: Ongoing 1998-2005
5. **Action:** Continue to implement a fair housing outreach program to disseminate fair housing information through literature, public presentations, and training of City staff.
Anticipated Impact: Continued promotion of fair housing laws
Responsible Agency: Department of Environmental Services/Housing and Special Projects Division
Financing: CDBG
Schedule: Ongoing 1998-2005 Update Analysis of Impediments to Fair Housing Choice - 2001
6. **Action:** Give preference or priority to proposed projects containing three or four bedroom units in any future issuance of mortgage revenue bonds for the development of affordable multi-family housing.
Anticipated Impact: Provision of more units to meet the needs of large families.

Responsible Agency: Department of Environmental Services/Community Development Agency.

Financing: Mortgage revenue bonds.

Schedule: Ongoing, as future bond measures are undertaken.

5.9.7 Actions in Support of Housing Administration

1. **Action:** Continue to update elements of the General Plan, as needed. Simi Valley updated the Land Use Element of its General Plan in 1988. The next revision to the Land Use Element has not yet been determined.

Anticipated Impact: Assurance that land is designated for residential development needs through 2005.

Responsible Agencies: Department of Environmental Services

Financing: General Fund.

Schedule: To commence in 2002; to be completed by 2004.

2. **Action:** Continue to implement the City's affordable housing requirement within specific plan areas which requires a "fair share" allocation of affordable units within those areas of a proposed specific plan where high or very high residential densities are proposed and are found to be appropriate. Affordable units are to be designated for very low- and low-income households. The affordable units shall be calculated according to the following formula:

$$\begin{array}{lcl} \text{PROJECTED POPULATION} & \text{TOTAL FAIR} & \\ \text{OF SPECIFIC PLAN} & \text{x SHARE ALLOCATION} & = \text{NO. OF AFFORDABLE} \\ \text{PROJECTED CITYWIDE} & & \text{UNITS REQUIRED} \\ \text{POPULATION AT BUILDOUT} & & \text{IN SPECIFIC PLAN} \end{array}$$

The affordable units resulting from the application of this formula are to be included as a portion of the total specific plan allocation.

Anticipated Impact: Additional (number undetermined) units of affordable housing for low- and moderate-income households.

Responsible Agencies: Department of Environmental Services

Financing: Private funding

Schedule: 1998-2005

3. **Action:** Update the Housing Element every five (5) years to comply with changes in State law.

Anticipated Impact: Continued viability of housing policies and programs and compliance with changes in State law.

Responsible Agency: Department of Environmental Services

Financing: Department budget.

Schedule: 2000; 2003 (Technical amendment to incorporate census data).

This Housing Element incorporates, by reference, local regulations such as the Zoning Ordinance, and land use policies contained in the Land Use Element of the General Plan. The Housing Element also incorporates and implements the City's Growth Management Plan in order to comply with the Ventura County Air Quality Management Plan. This plan is intended to achieve federal mandates to improve air quality as well as promote public health, welfare and safety. More specifically, the City's Growth Management Plan is implemented to encourage orderly development within the City while reducing air pollution, protecting the unique hill-surrounding environment, and promoting affordable housing.

A key feature of the Growth Management Plan is the allocation of building permits on an annual basis. As discussed in other sections of the Housing Element, the Residential Permit Allocation System gives priority to permits for affordable housing. For example, a minimum of 30 percent of available permits are prioritized and set aside for low- and very low-income housing and/or senior housing. In addition, projects with development agreements are required to develop 20 percent of their units as affordable housing for very low- and low-income households or contribute to a housing fund for their development elsewhere in the City. In order to qualify for priority queuing, the project must have an executed Affordable Housing Agreement, which preserves the affordability and/or senior designation of the units.

In considering the Growth Management Plan's impact on the provision of housing, the State Department of Housing and Community Development requires consideration of and response to the following seven questions:

- A. Is the measure based upon actual and clearly defined environmental or public facility constraints?

Yes. The Growth Management Plan is based on Ventura County air quality limitations. Simi Valley is in an area that has not reached compliance with federal mandates to improve air quality and is located in a non-attainment area. The City regularly exceeds ozone standards more frequently than other jurisdictions in the County, based upon the National Primary Ambient Air Quality Standard for ozone. The Growth Management Plan limits population increases in conformance with the adopted air quality management plans and hillside performance standards.

- B. Does the measure set the locality's new construction maximums above its new construction need, including the jurisdiction's share of the regions housing need?

Yes. The City's projected new construction will exceed its share of the regional housing need. Population forecasts are based on projections contained in the Countywide Planning Program, 1995 Air Quality Management Plan (AQMP), and Regional Transportation Plan. The maximum population for Simi Valley in 2000 is 118,772, and the maximum permitted population for 2005 is 126,582. The City Council has the authority to limit population growth below projected levels if it is determined necessary for the purpose of promoting

the health, welfare, and safety of the community, for preventing traffic congestion, for complying with other governmental mandates, or for other compelling reasons.

The Southern California Association of Governments (SCAG) identifies a regional share of 2,900 housing units for the period of 1998-2005. If the growth permitted under the Growth Management Plan actually occurs, the City would have approximately 4,920 additional units by 2005. Additional dwelling unit capacity may be realized through annexations over the next five years. The Housing Element and the implementing ordinance of the Growth Management Plan will be reviewed periodically to ensure that housing goals and objectives are being achieved and are not unnecessarily restrained by the Growth Management Plan.

- C. Is the locality taking all reasonable and available steps to relieve the constraints that made growth limitation necessary?

Yes. Although constraints on growth are County-wide, the City has included in its Growth Management Ordinance specific measures to help achieve air quality standards for the region and local protection of the environment. For example, the City has adopted an Air Quality Element (a non-mandatory element) in its General Plan to specifically address and provide additional methods of achieving air quality goals. In addition, the Growth Management Plan provides incentives for projects which are located on the valley floor, are near commercial centers and transportation corridors, enhance energy efficiency, promote housing affordability, and add or preserve trees.

- D. Does the measure provide adequate incentives to encourage the development of housing affordable to low- and moderate-income households, consistent with the locality's share of the region's housing needs for all income levels?

Yes. The Growth Management Plan provides priority queuing for affordable housing units and has demonstrated success in supporting the construction of affordable housing. The ordinance, which implements the Growth Management Plan, provides for a minimum of 30 percent of the unit allocation in each quarter for affordable and/or senior housing projects.

In addition, development agreement projects are required to set aside 20 percent of total units for affordable housing to very low- and low-income households or contribute to a housing fund to build such units in another area within the City.

- E. Does the measure also equitably limit industrial and commercial development that may increase the need for housing?

No. Commercial and industrial development is not limited by the Growth Management Plan. However, approval of new commercial and industrial development is tied to the availability of infrastructure. Commercial and industrial growth helps maintain the community's jobs/housing balance by promoting increased local employment opportunities, thus reducing impacts on air quality.

F. Is the growth limitation measure conditioned to expire upon removal of the justifying constraint?

Yes. The control is in effect until air quality plan objectives have been met. Future growth management is based on the need established under the plan and the population limits adopted in the Air Quality Management Plan.

G. Does implementation of the City's Permit Allocation System allow for the production of new and/or affordable housing?

Yes. The City's Permit Allocation System prioritizes building permit applications by granting priority status and queuing to affordable housing projects, including affordable senior housing projects, etc.

5.9.9 Role of the Community Development Agency

The Simi Valley Community Development Agency will continue to play a key role in the local production and maintenance of affordable housing during the current planning period. This stems from the fact that the Community Development Agency's Low- and Moderate- Income Housing Fund is the primary local source of funding for the housing actions identified in this element. Twenty (20) percent of the tax increment generated by the Agency's redevelopment project areas is deposited in this fund.

Expenditures for Housing Programs

According to the Agency's Five-Year Implementation Plan for 2000-2004, it is estimated that \$6,391,000 will be deposited into the Low- and Moderate-Income Housing Fund during this period. These funds will be used to provide incentives for the construction of new affordable housing, as well as to improve the continued operation of the City's Home Rehabilitation, Senior Rent Subsidy, and First Time Homebuyer Programs. The proposed expenditures from this fund by category are identified in Table 5.44.

Table 5.44 Community Development Agency Expenditures Low- and Moderate-Income Housing Fund Expenditures 2000-2004	
Program	Proposed Expenditures
New Construction	\$3,000,000
Senior Rent Subsidy	\$1,250,000
Home Rehabilitation/First Time Homebuyer Program	\$641,000
Administration	\$1,500,000
TOTAL	\$6,391,000
SOURCE: Simi Valley Community Development Agency Five Year Implementation Plan, January 1, 2000 - December 31, 2004	

In addition to these proposed expenditures, the Agency expended approximately \$2.2 million to assist new development, \$420,000 for senior rent subsidies, and \$150,000 for housing rehabilitation over the past two years (1998 and 1999).

Affordable Housing Production

As indicated above, \$3,000,000 could be available from the Agency's Low- and Moderate- Income Housing Fund to provide incentives for new affordable housing development over the next five years (2000-2004). Five projects totaling 656 units and including 256 affordable units, were under review during late 1999. In addition, 353 affordable apartments have been constructed for seniors with assistance from the Agency over the past two years. Therefore, the total number of very low- and low-income units that could be generated with support from the Agency over the 7½ year planning period for this element could be up to 609 units. This represents nearly 60 percent of the total projected affordable housing need projected by the Southern California Association of Governments through June 30, 2005.

Table 5.45
Community Development Agency
Anticipated Housing Accomplishments
1998-2005

Program	Accomplishments
New Affordable Housing Construction	609 Units*
Home Rehabilitation	150 Units
Senior Rent Subsidies	300 Households
SOURCE: Simi Valley Community Development Agency Five Year Implementation Plan, January 1, 2000 - December 31, 2004	

*Includes 353 affordable apartments for seniors constructed between 1998 and 2000.

With regard to housing rehabilitation, the Agency expects to provide assistance to approximately 20 very low-, low-, and median-income homeowners each year over the 7½ year planning period. The Senior Rent Subsidy program will continue to be funded by the Agency if HOME program funds (which are currently being utilized by the Agency) are not available in the future. This program provides ongoing rental assistance payments to very low-income senior households (62 years and older) who are on the Area Housing Authority of Ventura County's Section 8 program waiting list. An average of 41 senior households per month are anticipated to receive rental assistance payments under this program.

ATTACHMENTS

ATTACHMENT A - PROJECT DESCRIPTION			
PROJECT INFORMATION			
Project Name	Project Location	Project Size	Project Type
Project 1: Single-Family Home	1234 Main Street, Simi Valley, CA 91361	1,500 sq. ft.	Single-Family Home
Project 2: Multi-Family Unit	5678 Elm Street, Simi Valley, CA 91361	2,000 sq. ft.	Multi-Family Unit
Project 3: Commercial Building	9010 Oak Street, Simi Valley, CA 91361	3,000 sq. ft.	Commercial Building
Project 4: Industrial Facility	12345 Pine Street, Simi Valley, CA 91361	5,000 sq. ft.	Industrial Facility
Project 5: Public Building	67890 Maple Street, Simi Valley, CA 91361	4,000 sq. ft.	Public Building
Project 6: Religious Building	11111 Birch Street, Simi Valley, CA 91361	2,500 sq. ft.	Religious Building
Project 7: Educational Building	22222 Cedar Street, Simi Valley, CA 91361	3,500 sq. ft.	Educational Building
Project 8: Healthcare Building	33333 Willow Street, Simi Valley, CA 91361	4,500 sq. ft.	Healthcare Building
Project 9: Government Building	44444 Spruce Street, Simi Valley, CA 91361	3,000 sq. ft.	Government Building
Project 10: Mixed-Use Building	55555 Fir Street, Simi Valley, CA 91361	6,000 sq. ft.	Mixed-Use Building
Project 11: Senior Center	66666 Redwood Street, Simi Valley, CA 91361	2,000 sq. ft.	Senior Center
Project 12: Community Center	77777 Cypress Street, Simi Valley, CA 91361	3,000 sq. ft.	Community Center
Project 13: Library	88888 Juniper Street, Simi Valley, CA 91361	1,500 sq. ft.	Library
Project 14: Art Center	99999 Sycamore Street, Simi Valley, CA 91361	2,500 sq. ft.	Art Center
Project 15: Music Center	101010 Ash Street, Simi Valley, CA 91361	2,000 sq. ft.	Music Center
Project 16: Sports Center	111111 Hickory Street, Simi Valley, CA 91361	4,000 sq. ft.	Sports Center
Project 17: Event Center	121212 Dogwood Street, Simi Valley, CA 91361	5,000 sq. ft.	Event Center
Project 18: Convention Center	131313 Magnolia Street, Simi Valley, CA 91361	10,000 sq. ft.	Convention Center
Project 19: Hotel	141414 Palm Street, Simi Valley, CA 91361	15,000 sq. ft.	Hotel
Project 20: Office Building	151515 Birch Street, Simi Valley, CA 91361	8,000 sq. ft.	Office Building
Project 21: Retail Building	161616 Cedar Street, Simi Valley, CA 91361	6,000 sq. ft.	Retail Building
Project 22: Warehouse	171717 Elm Street, Simi Valley, CA 91361	12,000 sq. ft.	Warehouse
Project 23: Distribution Center	181818 Oak Street, Simi Valley, CA 91361	20,000 sq. ft.	Distribution Center
Project 24: Manufacturing Facility	191919 Pine Street, Simi Valley, CA 91361	30,000 sq. ft.	Manufacturing Facility
Project 25: Research and Development Center	202020 Maple Street, Simi Valley, CA 91361	10,000 sq. ft.	Research and Development Center
Project 26: Data Center	212121 Birch Street, Simi Valley, CA 91361	5,000 sq. ft.	Data Center
Project 27: Telecommunications Center	222222 Cedar Street, Simi Valley, CA 91361	3,000 sq. ft.	Telecommunications Center
Project 28: Broadcast Station	232323 Elm Street, Simi Valley, CA 91361	2,000 sq. ft.	Broadcast Station
Project 29: Recording Studio	242424 Oak Street, Simi Valley, CA 91361	1,500 sq. ft.	Recording Studio
Project 30: Performance Venue	252525 Pine Street, Simi Valley, CA 91361	4,000 sq. ft.	Performance Venue
Project 31: Theater	262626 Maple Street, Simi Valley, CA 91361	3,000 sq. ft.	Theater
Project 32: Concert Hall	272727 Birch Street, Simi Valley, CA 91361	5,000 sq. ft.	Concert Hall
Project 33: Museum	282828 Cedar Street, Simi Valley, CA 91361	6,000 sq. ft.	Museum
Project 34: Art Gallery	292929 Elm Street, Simi Valley, CA 91361	2,000 sq. ft.	Art Gallery
Project 35: Science Center	303030 Oak Street, Simi Valley, CA 91361	4,000 sq. ft.	Science Center
Project 36: Planetarium	313131 Pine Street, Simi Valley, CA 91361	2,500 sq. ft.	Planetarium
Project 37: Observatory	323232 Maple Street, Simi Valley, CA 91361	1,500 sq. ft.	Observatory
Project 38: Planetarium	333333 Birch Street, Simi Valley, CA 91361	2,000 sq. ft.	Planetarium
Project 39: Science Center	343434 Cedar Street, Simi Valley, CA 91361	3,000 sq. ft.	Science Center
Project 40: Museum	353535 Elm Street, Simi Valley, CA 91361	4,000 sq. ft.	Museum
Project 41: Art Gallery	363636 Oak Street, Simi Valley, CA 91361	2,000 sq. ft.	Art Gallery
Project 42: Performance Venue	373737 Pine Street, Simi Valley, CA 91361	3,000 sq. ft.	Performance Venue
Project 43: Theater	383838 Maple Street, Simi Valley, CA 91361	4,000 sq. ft.	Theater
Project 44: Concert Hall	393939 Birch Street, Simi Valley, CA 91361	5,000 sq. ft.	Concert Hall
Project 45: Museum	404040 Cedar Street, Simi Valley, CA 91361	6,000 sq. ft.	Museum
Project 46: Art Gallery	414141 Elm Street, Simi Valley, CA 91361	2,000 sq. ft.	Art Gallery
Project 47: Science Center	424242 Oak Street, Simi Valley, CA 91361	3,000 sq. ft.	Science Center
Project 48: Planetarium	434343 Pine Street, Simi Valley, CA 91361	2,500 sq. ft.	Planetarium
Project 49: Observatory	444444 Maple Street, Simi Valley, CA 91361	1,500 sq. ft.	Observatory
Project 50: Planetarium	454545 Birch Street, Simi Valley, CA 91361	2,000 sq. ft.	Planetarium
Project 51: Science Center	464646 Cedar Street, Simi Valley, CA 91361	3,000 sq. ft.	Science Center
Project 52: Museum	474747 Elm Street, Simi Valley, CA 91361	4,000 sq. ft.	Museum
Project 53: Art Gallery	484848 Oak Street, Simi Valley, CA 91361	2,000 sq. ft.	Art Gallery
Project 54: Performance Venue	494949 Pine Street, Simi Valley, CA 91361	3,000 sq. ft.	Performance Venue
Project 55: Theater	505050 Maple Street, Simi Valley, CA 91361	4,000 sq. ft.	Theater
Project 56: Concert Hall	515151 Birch Street, Simi Valley, CA 91361	5,000 sq. ft.	Concert Hall
Project 57: Museum	525252 Cedar Street, Simi Valley, CA 91361	6,000 sq. ft.	Museum
Project 58: Art Gallery	535353 Elm Street, Simi Valley, CA 91361	2,000 sq. ft.	Art Gallery
Project 59: Science Center	545454 Oak Street, Simi Valley, CA 91361	3,000 sq. ft.	Science Center
Project 60: Planetarium	555555 Pine Street, Simi Valley, CA 91361	2,500 sq. ft.	Planetarium
Project 61: Observatory	565656 Maple Street, Simi Valley, CA 91361	1,500 sq. ft.	Observatory
Project 62: Planetarium	575757 Birch Street, Simi Valley, CA 91361	2,000 sq. ft.	Planetarium
Project 63: Science Center	585858 Cedar Street, Simi Valley, CA 91361	3,000 sq. ft.	Science Center
Project 64: Museum	595959 Elm Street, Simi Valley, CA 91361	4,000 sq. ft.	Museum
Project 65: Art Gallery	606060 Oak Street, Simi Valley, CA 91361	2,000 sq. ft.	Art Gallery
Project 66: Performance Venue	616161 Pine Street, Simi Valley, CA 91361	3,000 sq. ft.	Performance Venue
Project 67: Theater	626262 Maple Street, Simi Valley, CA 91361	4,000 sq. ft.	Theater
Project 68: Concert Hall	636363 Birch Street, Simi Valley, CA 91361	5,000 sq. ft.	Concert Hall
Project 69: Museum	646464 Cedar Street, Simi Valley, CA 91361	6,000 sq. ft.	Museum
Project 70: Art Gallery	656565 Elm Street, Simi Valley, CA 91361	2,000 sq. ft.	Art Gallery
Project 71: Science Center	666666 Oak Street, Simi Valley, CA 91361	3,000 sq. ft.	Science Center
Project 72: Planetarium	676767 Pine Street, Simi Valley, CA 91361	2,500 sq. ft.	Planetarium
Project 73: Observatory	686868 Maple Street, Simi Valley, CA 91361	1,500 sq. ft.	Observatory
Project 74: Planetarium	696969 Birch Street, Simi Valley, CA 91361	2,000 sq. ft.	Planetarium
Project 75: Science Center	707070 Cedar Street, Simi Valley, CA 91361	3,000 sq. ft.	Science Center
Project 76: Museum	717171 Elm Street, Simi Valley, CA 91361	4,000 sq. ft.	Museum
Project 77: Art Gallery	727272 Oak Street, Simi Valley, CA 91361	2,000 sq. ft.	Art Gallery
Project 78: Performance Venue	737373 Pine Street, Simi Valley, CA 91361	3,000 sq. ft.	Performance Venue
Project 79: Theater	747474 Maple Street, Simi Valley, CA 91361	4,000 sq. ft.	Theater
Project 80: Concert Hall	757575 Birch Street, Simi Valley, CA 91361	5,000 sq. ft.	Concert Hall
Project 81: Museum	767676 Cedar Street, Simi Valley, CA 91361	6,000 sq. ft.	Museum
Project 82: Art Gallery	777777 Elm Street, Simi Valley, CA 91361	2,000 sq. ft.	Art Gallery
Project 83: Science Center	787878 Oak Street, Simi Valley, CA 91361	3,000 sq. ft.	Science Center
Project 84: Planetarium	797979 Pine Street, Simi Valley, CA 91361	2,500 sq. ft.	Planetarium
Project 85: Observatory	808080 Maple Street, Simi Valley, CA 91361	1,500 sq. ft.	Observatory
Project 86: Planetarium	818181 Birch Street, Simi Valley, CA 91361	2,000 sq. ft.	Planetarium
Project 87: Science Center	828282 Cedar Street, Simi Valley, CA 91361	3,000 sq. ft.	Science Center
Project 88: Museum	838383 Elm Street, Simi Valley, CA 91361	4,000 sq. ft.	Museum
Project 89: Art Gallery	848484 Oak Street, Simi Valley, CA 91361	2,000 sq. ft.	Art Gallery
Project 90: Performance Venue	858585 Pine Street, Simi Valley, CA 91361	3,000 sq. ft.	Performance Venue
Project 91: Theater	868686 Maple Street, Simi Valley, CA 91361	4,000 sq. ft.	Theater
Project 92: Concert Hall	878787 Birch Street, Simi Valley, CA 91361	5,000 sq. ft.	Concert Hall
Project 93: Museum	888888 Cedar Street, Simi Valley, CA 91361	6,000 sq. ft.	Museum
Project 94: Art Gallery	898989 Elm Street, Simi Valley, CA 91361	2,000 sq. ft.	Art Gallery
Project 95: Science Center	909090 Oak Street, Simi Valley, CA 91361	3,000 sq. ft.	Science Center
Project 96: Planetarium	919191 Pine Street, Simi Valley, CA 91361	2,500 sq. ft.	Planetarium
Project 97: Observatory	929292 Maple Street, Simi Valley, CA 91361	1,500 sq. ft.	Observatory
Project 98: Planetarium	939393 Birch Street, Simi Valley, CA 91361	2,000 sq. ft.	Planetarium
Project 99: Science Center	949494 Cedar Street, Simi Valley, CA 91361	3,000 sq. ft.	Science Center
Project 100: Museum	959595 Elm Street, Simi Valley, CA 91361	4,000 sq. ft.	Museum

ATTACHMENT A
STATUS OF PROGRAMS CONTAINED IN PRIOR ELEMENT

Program	Expectation	Accomplishment	Recommendation
Construction Programs			
Program 1: Density Bonus Provide density bonuses and/or other regulatory concessions or incentives to developers to encourage construction of very low- or lower-income units.	Provide 239 affordable housing units for very low- and low-income households	123 very low- & low-income units completed.	Program continues to be relevant and appropriate. City should continue to implement density bonus program.
Program 2: Density Bonus - Seniors Implement Density Bonus program for smaller housing units designed specifically for senior citizens.	Provide 194 market rate and affordable housing units for very low- and low-income senior households.	75 very low-income senior units completed.	Program continues to be relevant and appropriate. City should continue to implement density bonus program.
Program 3: Transfer of Development Rights Allow the transfer of development rights to encourage the production of affordable units proportionally to construction of market rate units on sites receiving transfer.	Additional flexibility and opportunities for development of affordable housing units.	No transfer of development rights has occurred since the last Housing Element Update.	Continue to offer incentives to developers of affordable housing projects, including the use of density transfers.

Program	Expectation	Accomplishment	Recommendation
Program 4: Emergency Shelters/Transitional Housing Encourage establishment of emergency shelters and transitional housing for the homeless.	An undetermined number of homeless to be assisted, including very low- and low- income households.	Continuation of P.A.D.S. Program provides shelter for up to 30 homeless persons (Nov. 1st - Mar. 31st) annually.	Program continues to be relevant and appropriate and should be carried forward into the current planning period.
Program 5: Community Development Block Grant Utilize Community Development Block Grant funds to assist in the development of affordable housing, to expand the senior citizens center, for residential rehabilitation, and to construct handicapped access ramps at five (5) intersections.	Provision of additional incentives for approximately 21 units of affordable housing construction for very low- and low-income units.	CDBG Funds used to provide home rehabilitation loans and to construct handicap ramps. \$700,000 in Earthquake CDBG funds were loaned to a private developer to provide for the const. of 31 low-income housing units to replace homes damaged in the 1994 Northridge Earthquake.	Program continues to be relevant and appropriate and should be carried forward into the current planning period.
Program 6: First Time Homebuyer Assistance Utilize mortgage revenue bonds to provide assistance to first-time homebuyers.	Assist in providing first-time home-buyer assistance to 100 households in the low- to moderate-income range.	Assisted 60 first time homebuyers using mortgage revenue bond financing, which included down payment assistance using Housing Set-Aside funds.	Program continues to be relevant and appropriate and should be carried forward into the current planning period. However, funding source should change to Mortgage Credit Certificates (MCCs).

Conservation Programs			
Program	Expectation	Accomplishment	Recommendation
Program 7: Continue participation in the Section 8 Certificates and Voucher Housing Assistance Payments Program administered by the Area Housing Authority of Ventura County.	Provide assistance to a minimum of 18 percent of all Section 8 applications received.	Provided assistance to an average of 25 percent of all Section 8 recipients.	Program continues to be relevant and appropriate and should be carried forward into the current planning period.
Program 8: Senior Rent Subsidy Implement senior rent subsidy program to provide rental subsidies to very low-income senior residents.	Provide senior rent subsidies to the fifty (50) neediest Simi Valley senior awaiting HUD Section 8 Assistance.	Provided senior rent subsidies to an average of fifty (50) Simi Valley seniors on Section 8 waiting list.	Program continues to be relevant and appropriate. City should continue to implement Senior Rent Subsidy Program, which now provides assistance to an average of 41 seniors and consider a program to provide rent subsidies for very low and low-income seniors living in mobile home parks.
Program 9: Community Development Block Grant (Conservation) Utilize Community Development Block Grant funds to protect or preserve affordable housing.	Conserve affordable housing and neighborhoods in which affordable housing is more likely to occur.	C.D.B.G. funds were used to provide home rehabilitation loans to very low- and low-income households.	Use C.D.B.G. Program income to generate new loans to protect and preserve affordable housing.
Program 10: Affordable Housing Preservation Preserve affordable housing through combination of density bonus program and financial subsidies.	Continued availability of affordable housing units for low- and moderate-income households.	Extended the term and increased the affordability of 170 very low- and low-income apartment units.	Program continues to be relevant and appropriate and should be carried forward into the current planning period.

Program	Expectation	Accomplishment	Recommendation
Program 11: Mobile Home Rent Mediation Continued implementation of the activities of the Mobile Home Rent Mediation Board and establish guidelines for reasonable rent increases.	Maintain rent stability and prevent displacement of low-income mobile home residents.	Conducted five mobile home rent mediation hearings to ensure that residents would receive reasonable rent increases. The City Council updated the Mobile Home Rent Mediation Resolutions during May 2000.	Program continues to be relevant and appropriate and should be carried forward into the current planning period.
Rehabilitation Programs			
Program 12: Housing Rehabilitation (CDBG) Continue providing housing rehabilitation program, staffed on a full-time basis and funded by CDBG loans.	Rehabilitate 40 homes of very low-and low-income households per year.	Rehabilitated an average of 20 homes per year using C.D.B.G. and HOME Program Funds. (Excludes earthquake home rehabilitation)	Program continues to be relevant and appropriate and should be carried forward into the current planning period. However, funding should be expanded to include HOME Program Income and C.D.B.G. Program Income.
Program 13: Housing Rehabilitation (Tax Increment) Provide Community Development Agency (CDA) Set-Aside Funds for housing program which benefit low- and moderate-income households.	Utilization of funds to rehabilitate housing units.	Rehabilitated an average of 5 homes per year using CDA Housing Set-Aside Funds.	Program continues to be relevant and appropriate and should be carried forward into the current planning period.

Administrative Programs			
Program	Expectation	Accomplishment	Recommendation
Program 14: Specific Plan (Affordable Requirement) Implement program in Specific Plan areas proposing high to very high residential densities which result in "fair share" allocation of affordable units	Production of units affordable to low- and moderate-income households, depending on type of specific plan.	Sequoia Heights Specific Plan contributed cash-in-lieu for the development of affordable housing outside the Specific Plan area.	Program continues to be relevant and appropriate and should be carried forward into the current planning period.
Program 15: Manufactured Homes Continue to permit manufactured homes to be placed on single-family residential lots.	Development of sites (predominantly low-income) with manufactured housing.		Program continues to be relevant and appropriate and should be carried forward into the current planning period.
Program 16: Fair Housing Provide equal housing opportunities to Section 8 eligible households.	Continued promotion of fair housing laws.	City retained the Area Housing Authority of the County of Ventura to provide fair housing services.	Program continues to be relevant and appropriate and should be carried forward into the current planning period. The Fair Housing Council of the San Fernando Valley now provides fair housing services for the City.
Program 17: Development Processing Provide expedited development review services.	Reduced processing time for housing developments.	Established a development Advisory Committee to review project proposals and expedite the development review process.	Continued refinement of the development process.

Program	Expectation	Accomplishment	Recommendation
Program 18: Development Fee Waivers/ Reimbursement Implement program deferring development fees for low-income housing projects and provide fee reimbursement using CDA Set-Aside Funds.	Waive or reimburse fees for affordable housing projects which accommodate low- and moderate- income households.	Qualified senior housing projects pay reduced sanitation fees. The Rancho Simi Recreation & Park Dist. charges reduced Quimby fees for affordable and senior housing projects. The Simi Valley Unified School District charges reduced fees for senior housing projects.	Program continues to be relevant and appropriate and should be carried forward into the current planning period.
Program 19: Public Action to Deliver Shelter (PADS) Continue to support the effort of PADS and other homeless agency social service providers to assist the homeless.	Provide continued assistance to the homeless (23 beds per night).	Provided continued assistance and support for the PADS Program (max. 30 beds per night).	Program continues to be relevant and appropriate and should be carried forward into the current planning period.
Program 20: Evaluation of Growth Management Plan and Residential Permit Allocation System Continue offering priority allocation of building permits for senior and affordable housing projects.	Continued availability of affordable units under the Growth Management Plan. Conduct systematic updates and evaluation of Residential Permit Allocation System.	The Residential Permit Allocation System (RPAS) reserved 20 percent of the available permits for senior housing and an additional 20 percent of the available permits for affordable housing projects.	Program continues to be relevant and appropriate. City should continue to implement the RPAS, which has been modified and now reserves 30 percent of available permits for affordable housing (including affordable senior housing).

Program	Expectation	Accomplishment	Recommendation
Program 21: Site Availability Implement amendments to development Code to introduce multi-family development on vacant or underdeveloped commercial parcels.	Increased availability of sites for development of affordable housing.	The City/CDA purchased property for the development of a 22-unit affordable condominium project (Apricot Ranch).	Continue to consider implementation of land banking (purchase of property) for affordable housing when opportunity arises.
Program 22: Mitigation Program for Water Impacts Continue implementation of programs which support water conservation so that future water restrictions do not affect the City's ability to accommodate its regional housing need.	Mitigation of potential water shortages.	The City continues to implement water conservation measures for new development through the enforcement of local building codes and continued support for water recycling projects.	Program continues to be relevant and appropriate.
Program 23: Housing Element Revision Program Continue to update the City's Housing Element every five years to comply with changes in State Law.	Maintaining an up-to-date Housing Element which conforms with State law.	The City has undertaken a comprehensive update of its Housing Element in accordance with State Law.	Program continues to be relevant and appropriate.

HOUSING-RELATED POLICIES AND IMPLEMENTATION MEASURES IN OTHER GENERAL PLAN ELEMENTS

Housing Issue Area	Related Objectives and Policies by Element								
	Land Use	Conservation/Open Space	Recreation	Circulation	Safety	Community Services	Noise	Economic Development	Air Quality
Housing Availability and Production	III-2.5 III-2.6 III-2.7 III-CC III-EE	IV-A		VII-1.16 VII-I	VIII-1.2 VIII-1.3 VIII-1.4 VIII-1.9 VIII-1.12 VIII-3.2.1 VIII-E	IX-5.2 IX-6.2 IX-7.2 IX-U IX-V IX-W	X-1.3 X-1.7 X-C X-E		XII-1.2 XII-J XII-K
Housing Affordability			VI-1.1.2 VI-1.1.3	VII-1.3.1					
Conservation and Improvement					VIII-1.1				
Energy Conservation		IV-1.5.1 IV-1.5.2 IV-N							
Removing Constraints									
Equal Housing Opportunity									
Housing Administration	III-P				VIII-A VIII-B VIII-AAAA	IX-X IX-Y			

ATTACHMENT C

APPROVED AFFORDABLE HOUSING AGREEMENTS CITY OF SIMI VALLEY

EXHIBIT 2a

	PDS NO	PROJECT	LOCATION	AHU's GRANTED	AHU's COMPLETED	AHU's RENOG	AHU's w/ EXP AGR	AHU's EXISTING	BONUS UNITS	PROJECT TOTAL	PROJECT TYPE	EXISTING AND PENDING AHU'S					DENSITY PER ACRE	TERM/BOND (YEARS)		\$BUYOUT
												VERY LOW	65% MED	LOW	MED	MOD				
1	192	LE PARC	2447 CHANDLER	58	58	53	0	5	58	264	SALE	0	0	5	0	0	19.0	30	YES	3,000
2	415	REGENCY	1580 YOSEMITE	22	22	0	0	22	14	23	S RENTAL	8	0	14	0	0	37.5	30	NO	0
3	449(7)	RANCHO CORRALES*	643 COUNTRY CLUB DR	54	54	0	0	54	23	229	RENTAL	0	0	0	33	21		30	YES	0
	708(53)	WOOD RANCH-	COUNTRY CLUB DR	102	0	102	0	0	43	182	RENTAL	0	0	0	0	0		10	YES	3,600
4	468(9)	VILLAGE CLUB APT*	241 COUNTRY CLUB DR	101	101	0	0	101	78	504	RENTAL	35	0	66	0	0		25	YES	0
	449(4)	OVERLOOK APTS*	805 COUNTRY CLUB DR																	
5	449	SORRENTO VILLAS (AMCAL)*	416 COUNTRY CLUB DR	72	0	0	0	0	0	148	S RENTAL	25	0	47	0	0	25.4	55	YES	0
6	465	WILDROSE APT	1769 PATRICIA	9	9	0	0	9	9	24	RENTAL	0	0	6	3	0	23.3	15	NO	0
7	503	GRIFFIN HOMES	5359 BIRCHCROFT	206	206	0	206	0	206	704	SALE	0	0	0	0	0	9.9	4	YES	3,000
8	527	CREEKSIDE	1504 PATRICIA	**131	131	51	0	80	131	397	RENTAL	40	0	40	0	0	22.4	30	YES	0
9	543	AMERICANA SIMI	5335 COCHRAN	44	44	0	44	0	44	128	RENTAL	0	0	0	0	0	22.8	10	YES	0
10	553	PATRICIA TERRACE APTS	1851 PATRICIA	4	4	0	4	0	4	14	RENTAL	0	0	0	0	0	20.2	5	NO	3,000
11	563	INDIAN OAKS	5405 COCHRAN	51	51	0	0	51	51	254	RENTAL	15	0	36	0	0	15.0	30	YES	0
12	578	MEADOWOOD	1733 COCHRAN	***104	104	40	0	64	94	320	RENTAL	14	0	50	0	0	21.2	10	YES	3,000
13	584	ROYAL PLACE	ROYAL & BRANDON	32	32	30	0	2	0	32	SALE	0	0	2	0	0	14.7	30	NO	11,093
14	608	PEPPERTREE GLEN	NE/O ROYAL & FIRST	3	3	3	0	0	3	11	SALE	0	0	0	0	0	9.5	30	NO	20,000
15	647	SHADOW RIDGE	1987 RIDGEGATE LN	95	95	28	0	69	84	332	RENTAL	69	0	0	0	0	20.8	25	YES	0
16	652	RANCH HOUSE	1745 PATRICIA	5	5	0	0	5	5	20	RENTAL	2	0	3	0	0	18.0	30	NO	0
17	663	PATRICIA PARTNERS	1817 PATRICIA	7	7	0	0	7	7	22	RENTAL	3	0	4	0	0	20.7	20	NO	0
18	664	ASHLEE MANOR	4583 COCHRAN	68	68	0	0	68	68	112	S RENTAL	24	0	44	0	0	38.0	30	YES	0
19	669	BAYWOOD APTS	5377 COCHRAN	25	25	0	0	25	25	112	RENTAL	14	0	11	0	0	19.3	30	NO	0
20	676	PARKVIEW	FIRST & FITZGERALD	21	21	0	1	20	21	105	SALE	0	0	20	0	0	8.8	30	NO	10,000
21	703	HEYWOOD APTS	1765 HEYWOOD	4	4	0	0	4	4	14	RENTAL	1	0	3	0	0	19.7	30	NO	0
22	711	PEPPERTREE CT	1415 PATRICIA	21	21	0	0	21	21	37	S RENTAL	7	7	7	0	0	34.3	30	NO	0
23	718	PATRICIA VILLAGE	1561-1573 PATRICIA AVE	35	35	0	0	35	18	36	S RENTAL	35	0	0	0	0	30.0	30	NO	0
24	745	WESTGATE APTS	1850 WILLIAMS AVE	18	18	0	0	18	18	31	S RENTAL	12	6	0	0	0	34.8	30	NO	0
25	791	LAS SERENAS	E YOSEMITE N/O LA AVE	107	107	0	0	107	70	108	S RENTAL	54	0	53	0	0	42.2	.5	NO	0
26	807	THE CLASSICS	TIERRA REJADA W/O MADERA RD	58	58	0	0	58	0	231	SALE	0	0	58	0	0		30	NO	0
27	812	HEYWOOD GARDENS	1770 HEYWOOD ST	74	74	0	0	74	14	75	S RENTAL	74	0	0	0	0	18.3	40	NONE	0
28	831	SEASONS	E/O RORY S/O LA AVE	69	0	0	0	0	13	69	S RENTAL	69	0	0	0	0	18.6	55	NO	0
29	850	CABRIL LO (APRICOT RANCH)	S/O APRICOT E/O TAPO	22	22	0	0	22	0	22	SALE	0	2	20	0	0	13.5	30	NO	0
30	850-849	GRIFFIN (VERANDAS)	W/O SINALOA W/O LA AVE	31	13	0	0	13	0	268	SALE	0	0	31	0	0	11.4	30	NO	0
31	883	HARMONY TERRACE	N/O MADERA @ WOOD RANCH PKWY	67	67	0	0	67	0	136	S RENTAL	67	0	0	0	0	25.0	55	NO	0
TOTALS				1720	1549	305	255	1091	1127	4809		568	15	522	36	21				

* Located within the Wood Ranch development - Wood Ranch received a density bonus of 144 units throughout the Specific Plan Area. For illustration purposes, the density bonus units have been distributed among the four affordable projects. The Overlook and Village Club Apartments are regulated by an affordable housing agreement, as is Rancho Corrales. AMCAL is regulated by a separate agreement. Planning nit 53/Wood Ranch exercised the affordable housing agreement's "buy out" provision eliminating 63 median and 39 moderate income units. In exchange, the City will receive \$306,000 which will be used for the development of other affordable units.

** The Creekside Apartments Affordable Housing Agreement was amended in 1993 which resulted in an overall reduction of the affordable units from 131 to 80. However, the affordability of the remaining units has been increased significantly.

*** The Meadowood Affordable Housing Agreement was amended in 1996 which resulted in an overall reduction of the affordable units from 104 to 64. However, the affordability of the remaining units has been increase significantly.

US 183
11/06/04/04/04/04/04
06-190

ATTACHMENT D

CITY OF SIMI VALLEY 1999 APARTMENT SURVEY SUMMARY (as of September 1, 1999) PARTICIPATING APARTMENT COMPLEXES

Americana Simi
Ashland
Ashlee Manor
Baywood
Brookside
Casa de La Paz
Castle
Colony
Creekside
Edgewood
Fairbanks
Heywood Place
Indian Oaks

La Rahada
Las Serenas
Meadowood
Monticello
Oak Tree
Overlook
Patricia Terrace
Patricia Towers
Patricia Village
Pepper Tree
Pepper Tree Court
Rancho Corrales
Regency

River Ridge Villas
Shadow Ridge
Simi 7
Simi Valley
Simi Valley Gardens
Sorrento Villas
Village Club
Walnut Acres
Walnut Square
Westgate
Woodside
Yosemite Avenue
1817 Patricia Partners

UNIT CHARACTERISTICS

UNIT TYPES	NO. OF UNITS 1999	AVG. SQ. FT. 1999*	AVG. RENT 1999	RENT/SQ. FT. 1997	RENT/SQ. FT. 1999	PERCENT CHANGE
Studio**	7	425	\$560.00	\$1.41	\$1.32	- 6.38%
1 BR/1 Bath	883	586	\$769.00	\$1.16	\$1.31	12.93%
1 BR/1.5 Bath**	1	750	\$870.00	\$1.03	\$1.16	12.62%
2 BR/1 Bath	474	865	\$906.00	\$0.99	\$1.05	6.06%
2 BR/1.5 Bath	74	813	\$856.00	\$0.97	\$1.05	8.25%
2 BR/2 Bath	972	834	\$969.00	\$0.98	\$1.16	18.37%
2+2 Dual Master	26	924	\$1,100.00	\$1.02	\$1.19	16.67%
2 BR/2.5 Bath**	8	1,000	\$1,100.00	\$0.90	\$1.10	22.22%
3 BR/2 Bath	207	1,113	\$1,158.00	\$0.88	\$1.04	18.18%
3 BR/2.5 Bath	24	975	\$982.00	\$0.95	\$1.01	6.31%
3 BR/3 Bath**	2	1,313	\$1,150.00	\$0.80	\$0.88	10.00%
Senior 1 BR/1 Bath	70	522	\$671.00	\$1.20	\$1.28	6.67%

TABULATION SUMMARY

Reporting Senior Units:	
Affordable	491
Market Rate	70
Subtotal	561
Handicapped Adaptable***	138
Handicapped Equipped****	12
Vacant Units	4
Vacancy Rate	0.71%

Reporting Non-Senior Units:	
Affordable	486
Market Rate	2678
Subtotal	3164
Handicapped Adaptable***	423
Handicapped Equipped****	26
Vacant Units	19
Vacancy Rate	0.60%

Management Occupied Units	33
Total of all units responding to survey	3758
Total Handicapped Adaptable Units***	561
Total Handicapped Equipped Units****	38
Total Vacant Units	23
Vacancy Rate of all units responding to survey	0.61%

Number of units in this survey represent 90.82% of all market rate units in the City of Simi Valley

*Average unit size for 1999 may differ from 1997 due to the number of responses received.

**The percent change in these market unit types is the result of the small number of surveyed units.

***Handicapped adaptable units refer to the capability of spaces or facilities to be readily modified and made accessible.

****Handicapped equipped units are approachable and usable by persons with disabilities.

U.C. BERKELEY LIBRARIES



C101695337

